THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman
Attorney at Law
142 North Third Street
Third Floor
Memphis, Tennessee 38103
(901) 525-6278

BOOK 9054 PAGE 613

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 29th day of January, 1990, and recorded in the Register's Office of Davidson County, Tennessee, at Deed Book 8036, Page 106, MICHAEL R. FUSSELL, JR. and wife, CATHERINE E. FUSSELL, conveyed to Richard P. Sims, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 8959, Page 534 and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust, and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 18th day of August, 1993, at the Court House of Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale CITIZENS FIDELITY BANK & TRUST COMPANY, d/b/a/ PNC MORTGAGE SERVICING COMPANY, k/n/a PNC MORTGAGE COMPANY, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $48,248.09, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said CITIZENS FIDELITY BANK & TRUST COMPANY, d/b/a/ PNC MORTGAGE SERVICING COMPANY, k/n/a PNC MORTGAGE COMPANY as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said CITIZENS FIDELITY BANK & TRUST COMPANY, d/b/a/ PNC MORTGAGE SERVICING COMPANY, k/n/a PNC MORTGAGE COMPANY, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

A tract of land on the southeasterly side of Bull Run Road being all of the property described in Deed Book 6597, Page 169, Register's Office, Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc. dated January 19, 1990 as follows: BEGINNING in the centerline of Bull Run Road at a point of 1712 feet northeast from the northeast corner of the property conveyed to Blanche Anderson of record in Book 2704, Page 94, said Register's Office, and running thence with the centerline of Bull Run Road North 57 deg. 30 min. East 112 feet; thence South 27 deg. 20 min. East 1109 feet; thence South 2 deg. 30 min. West 231 feet; thence North 27 deg. 20

min. West 1305 feet to the point of beginning, containing 3.1 acres, more or less.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said CITIZENS FIDELITY BANK & TRUST COMPANY, d/b/a/ PNC MORTGAGE SERVICING COMPANY, k/n/a PNC MORTGAGE COMPANY as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 18th day of August, 1993.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 18th day of August, 1993, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

Property Address: 4641 Bull Run Road, Ashland City, TN 37015

Mail Tax Notices to: CITIZENS FIDELITY BANK & TRUST COMPANY, d/b/a/ PNC MORTGAGE SERVICING COMPANY, k/n/a PNC MORTGAGE COMPANY, 539 South Fourth Avenue, Louisville, Kentucky 40202-2531

File No. (RJF 930526)

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,248.09, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 18th day of August, 1993.

Notary Public

My Commission Expires: _____

54688
IDENTIF. ↑ REFERENCE

93 AUG 23 [illegible]:45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9054 PAGE 615

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	48248.09
CON TX	178.34
PRFEE	1.00
WDEED	8.00
TOTAL	187.34
CHECK	187.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/93 01 11:44 0001 0032

54688
IDENTIF. & REFERENCE

93 AUG 23 AM 11:45

REGISTER
DAVIDSON COUNTY, TN.

No. 088952