Box 15 WP

BOOK 9141 PAGE 595

This Instrument Was Prepared By:
Joseph R. Prochaska
Williams and Prochaska, P.C.
401 Church St. Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	NAME AND ADDRESS OF PERSON OR ENTITY FOR PYMT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Jules Shemin 1217 Genelle Drive Goodlettsville, TN 37072	Same	82-12-53

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 4th day of November, 1993, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Jules Shemin.

WHEREAS by Deed of Trust dated the 3rd day of June, 1993, of record in Book 8976, page 884, Register's Office for Davidson County, (the "Deed of Trust") David Gober conveyed to Linda Harris, Trustee, the hereinafter described real estate, to secure payment to Jules Shemin of a Note dated June 3, 1993 (the "Note"); and

WHEREAS, the lawful holder of the Note, Jules Shemin, appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 9112, page 878, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 Noon on November 4, 1993, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 14, 21 and 28, 1993, and sent a copy of such notice to David Gober and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Jules Shemin, at the price of $12,500.00, this being the highest, last and best bid,

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $12,500.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Robert Shemin, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to Wit:

> BEING Lot No. 197 and the South 9 feet of Lot No. 198 on the Map of Neill S. Brown's Addition of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 197 and part of Lot No. 198 adjoin and front together 59 feet on the Westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

To have and to hold the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, dower, curtesy, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes;

(2) Any mechanics' and materialmen's liens, filed or unfiled;

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways;

(4) Such easements and restrictions as may be applicable;

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee;

(6) Rights or claims of parties in possession;

(7) Encroachments, overlaps, boundary line disputes, or other matters which would be shown on an accurate survey or inspection of the premises; and

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laurie H. Bowser, a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand, at Office, this 4th day of November, 1993.

Laurie H. Bowser
Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twelve Thousand Five Hundred Dollars ($ 12,500.00).

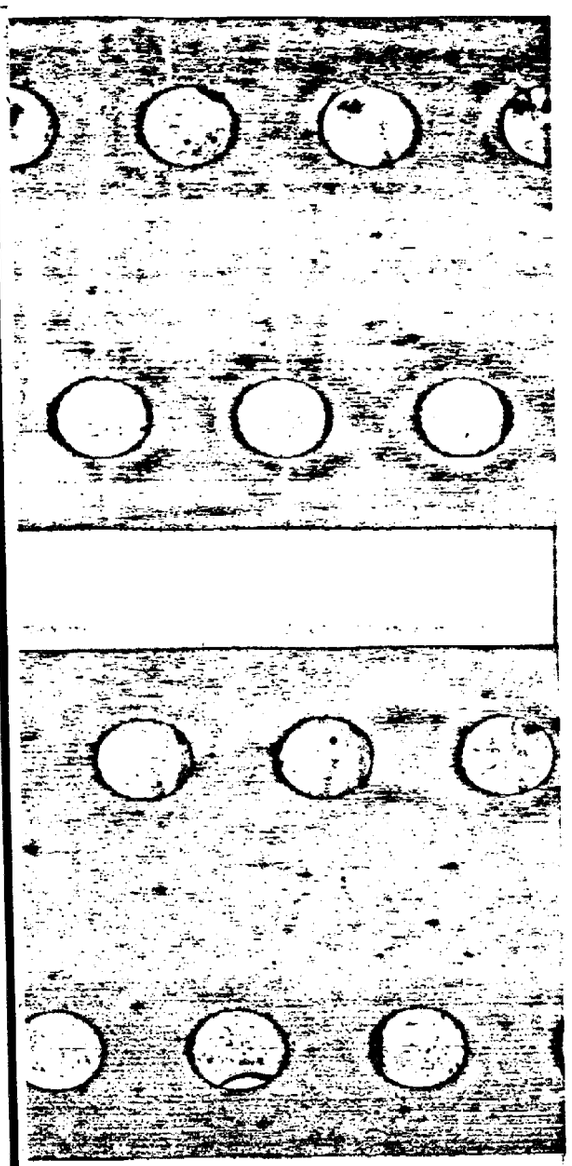
Robert Shemin, Affiant

Sworn to and Subscribed before me,
this 4th day of November, 1993.

Laurie H. Bowser
Notary Public

My Commission Expires: 5-25-96

82269
IDENTIF. & REFERENCE
93 NOV -4 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
4650 11/04 0101 03CHECK 55.25



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9141 PAGE 597

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 12500.00
				CON TX 46.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 55.25
				CHECK 55.25
			11/04/93 01	15:20 0001 4650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82269
IDENTIF. ↑ REFERENCE

93 NOV -4 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 718483