Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 1990, and recorded in Book 8207, Page 294 in the Register's Office of Davidson County, Tennessee, Donald M. Anderson and wife, Melinda Diane Anderson, conveyed to Leader Enterprises, Inc., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 9124, Page 667 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, 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 sale was appointed to be held on December 1, 1993, at the main south door of the Courthouse of Davidson County, 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 J. K. Byrd, Trustee, whose address is 3818 Cleghorn Avenue, Nashville, TN 37215 being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Twelve Thousand and no/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by J. K. Byrd, Trustee of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said J. K. Byrd, Trustee, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of B.V. 1776 Estates, of record in Plat Book 5050, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Melinda D. Anderson obtained title to the above referenced real estate by Deed of record in Book 9125, Page 340, Register's Office of Davidson County, Tennessee.

02317
IDENTIFICATION REFERENCE
93 DEC 30 AM 11:26
REGISTER
DAVIDSON COUNTY, TN.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto J. K. Byrd, Trustee, with full power in said trustee to sell, mortgage, lease, convey or otherwise dispose of said property, any purchaser, lessee or encumbrance being hereby expressly relieved of the necessity of looking to the application of the proceeds of any such sale, lease, mortgage or other disposition his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on December 1, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 1, 1993 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 28, 1996

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
7726 Indian Springs Drive,
Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mr. J. K. Byrd, Trustee
3818 Cleghorn Avenue
Nashville, TN 37215

mail

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 108,429.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec 19 93

Notary Public My Commission Expires MAR 23, 1996

MY COMMISSION EXPIRES

0092 12/30 0101 03CHECK 410.08

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9204 PAGE 381

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 108429.34
CON TX 401.08
PRFEE 1.00
WDEED 8.00
TOTAL 410.08
CHECK 410.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/93 01 11:27 0001 0092

02317
IDENTIF. & REFERENCE

93 DEC 30 AM 11:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 740024