BOOK 9295 PAGE 473 94-1 8

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 1, 1991, and recorded in Book 8482, Page 299 in the Register's Office of Davidson County, Tennessee, Eugene W. Sanders and wife, Jacqueline D. Sanders, conveyed to Phillip E. Hill, 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 9244, Page 225 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 March 22, 1994, 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 Joyce B. Wright, whose address is P.O. Box 292, Cookeville, TN 38503 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-six Thousand Six Hundred Seventy-five 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 her bid.

NOW, THEREFORE, in consideration of the premises and the payment by Joyce B. Wright 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 Joyce B. Wright, her heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 40 on the Plan of N. Hobson's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 72, Register's Office for Davidson County, Tennessee..

Said Lot No. 40 fronts 50 feet on the westerly side of south 11th Street, formerly Smith Avenue, and runs back between parallel lines 200 feet to an alley.

Eugene W. Sanders and Jacqueline D. Sanders obtained title to the above referenced real estate by Deed of record in Book 8482, Page 296, Register's Office of Davidson County, Tennessee.

94 MAR 30 PM 4:08
X.Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

33491
IDENTIF. & REFERENCE

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 Joyce B. Wright, her 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 March 22, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 22, 1994 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 JUNE 2, 1997

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
608 S. 11th Street,
Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mrs. Joyce B. Wright
P.O. Box 292
Cookeville, TN 38503

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 $26,000.00

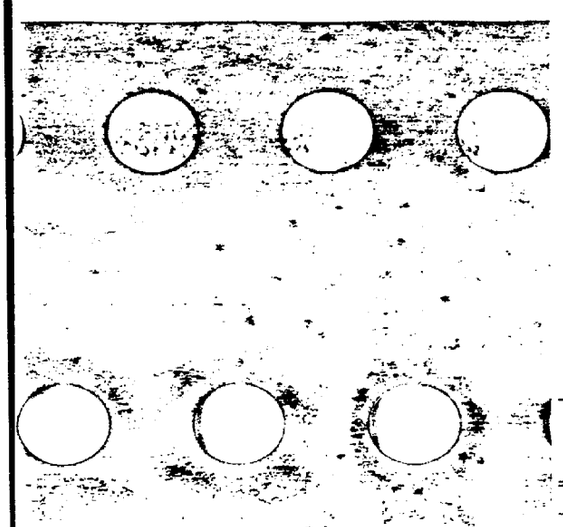
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 94

~~Notary Public~~

MY COMMISSION EXPIRES

8018 03/30 0101 03CHECK 105.20



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9295 PAGE 475

| | | |
|---|---|---|
| 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 | 26000.00 |
| | | | CON TX | 96.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 105.20 |
| | | | CHECK | 105.20 |
| 03/30/94 | 01 | 16:08 | 0001 | 8018 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33491

IDENTIF. & REFERENCE

94 MAR 30 PM 4:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 773300