94-1-125 180 14085

Tennessee

James Riggs
Fairbanks #NOM1-3-266
Conventional

BOOK 9618 PG 51

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 8, 1984, and recorded in Book 6312, Page 34 in the Register's Office of Davidson County, Tennessee, James L. Riggs, unmarried, conveyed to Glenn L. Lawrence, 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 9598, Page 918 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 14, 1995, 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 Fairbanks Capital Corp., a corporation whose address is P.O. Box 3658, Park City, Utah 84060 being the highest and best bidder, became the purchaser of said property at and for the sum of Seven Thousand and 00/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Fairbanks Capital Corp. 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 Fairbanks Capital Corp., its successors 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:

Land in Davidson County, Tennessee, being Lot No. 9 and the north 5.3 feet front & 17.5 feet rear of Lot No. 8 on the map showing the subdivision of Lot No. 3, N.H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

James L. Riggs obtained title to the above referenced real estate by Deed of record in Book 6271, Page 115, Register's Office of Davidson County, Tennessee.

PICK-UP

41827
IDENTIF. REFERENCE

95 MAR 14 AM 10:11
DAVIDSON COUNTY, TN.

Subject to any unpaid taxes.

This sale is subject to first Deed of Trust of record in Book 5941, Page 301, Register's Office of Davidson County, Tennessee.

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 Fairbanks Capital Corp., its successors 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	6,243.00
	$7,000.00

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 14, 1995 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 14, 1995 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 9, 1997

JERRIE R BAXLEY NOTARY PUBLIC SHELBY CO TN

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
714 S. 12th Street,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Fairbanks Capital Corp.
P.O. Box 3658
Park City, UT 84060

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

JERRIE R BAXLEY NOTARY PUBLIC SHELBY CO TN

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF March 1995

Notary Public

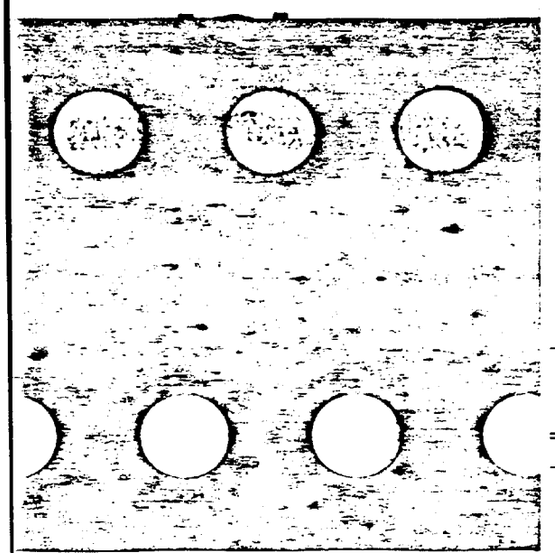
MY COMMISSION EXPIRES MY COMMISSION EXPIRES JUNE 9, 1997

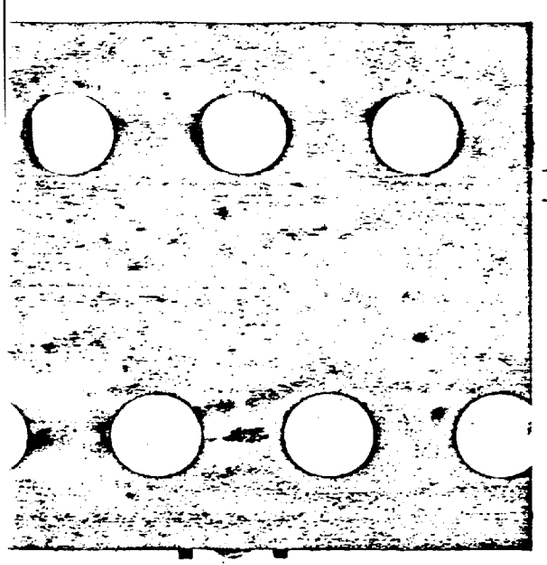
2151 03/14 2101 03CHECK 34.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9618 PG 53

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 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 8.00
TOTAL 34.90
CHECK 34.90

03/14/95 01 10:11 0001 0151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41827
IDENTIF. # REFERENCE

95 MAR 14 AM 10:11

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 889752