Tennessee

BOOK 10036 PG 757

MAP 148-3-126.
CO DOT 2341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 6, 1978, and recorded in Book 5373, Page 539 in the Register's Office of Davidson County, Tennessee, Ricky Vaughan, conveyed to Western Pacific Financial Corporation, 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 8067, Page 152 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 26, 1996, 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 Chan McCullough, whose address is 701 Vail Court, Nashville, Tennessee 37215 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-seven 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 Chan McCullough 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 Chan McCullough, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 96 on the Plan of Oakwood Terrace, Section 2, of record in Plat Book 4460, Page 118, Register's Office for Davidson County, Tennessee.

Ricky Vaughan obtained title to the above referenced real estate by Deed of record in Book 5373, Page 537, Register's Office of Davidson County, Tennessee.

0117680
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 1:25
DAVIDSON COUNTY, TN.

132.70

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 Chan McCullough, 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 March 26, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 26, 1996 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

NOTARY PUBLIC AT LARGE SHELBY CO. TENN.

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4504 Xavier,
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

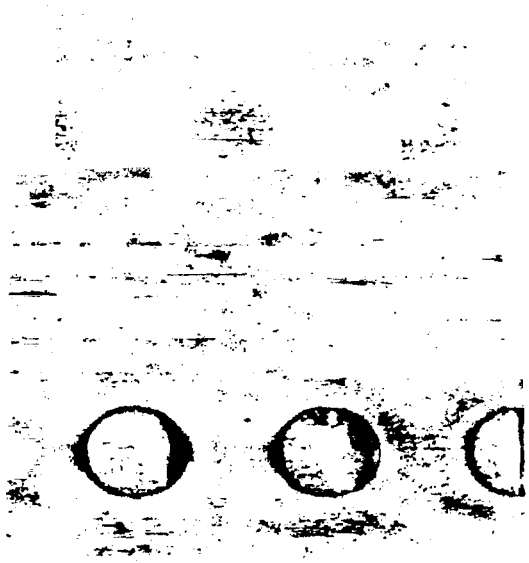
Chan McCullough
701 Vail Court
Nashville, TN 37215

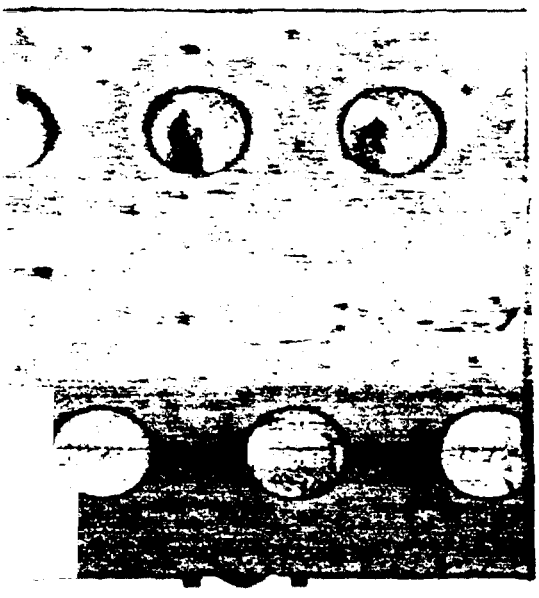
Mortgagee: None

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
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____ 19____
Notary Public
MY COMMISSION EXPIRES _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 47,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 1996.
Deputy Register





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 759

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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	8.00
TOTAL	182.90
CHECK	182.90

05/02/96 01 13:27 0001 7157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177688
IDENTIF. ← REFERENCE

96 MAY -2 PM 1:25

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

No. 1035189