0191204

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

BOOK 10081 PG 794

96 JUN 10 PM 1:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 5th day of September, 1990, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8192, Page 985, MARK ROBERTSON McGUIRE and wife, CONSTANCE VICTORIA McGUIRE, conveyed to Nan M. Sexton and Evelyn Z. Binkley, as Trustees, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 9987, Page 510, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 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 said sale was appointed to be held on the 23rd day of May, 1996, at the Court House of Nashville, 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 MARY PAULINE WILBURN, unmarried, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $27,100.00, and,

WHEREAS, the said purchaser has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the bid amount of $27,100.00; and

NOW, THEREFORE, in consideration of the premises and of the payment by the said MARY PAULINE WILBURN, unmarried as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said MARY PAULINE WILBURN, unmarried, as aforesaid, and unto her successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot 32, Block 23 on the Map of Cumberland Nurseries as recorded in Book 161, Page 139, Register's Office of Davidson County, Tennessee.

This being the same property as conveyed to Mark Robertson McGuire and wife, Constance Victoria McGuire by Warranty Deed of record at Book 8192, Page 983, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said MARY PAULINE WILBURN, unmarried as aforesaid, and unto her successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 23rd day of May, 1996.

Randall J. Fishman
Substitute Trustee

BOOK 10081 PG 795

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 23rd day of May, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires:
3/30/99

Property Address: 220 Lutie Street, Nashville, Tennessee 37211

Mail Tax Notices to: Ms. Mary Pauline Wilburn, 151 Trinity Road, Franklin, TN 37067

mail

Name and Address of Property Owner: Ms. Mary Pauline Wilburn, 151 Trinity Road, Franklin, TN 37067

Tax I.D. Number: 119-05-0-218.00

File No. RJF 960331

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

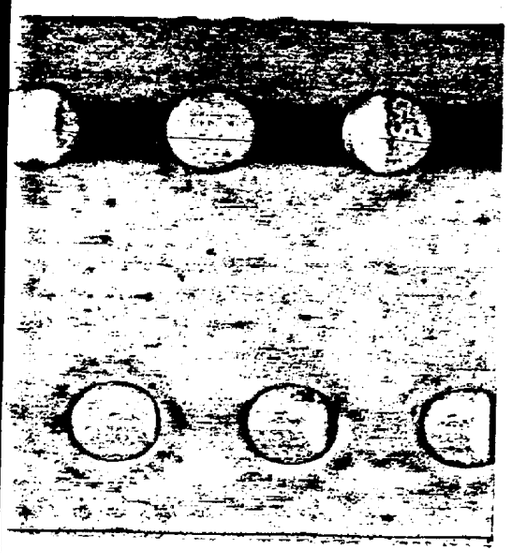
SUBSCRIBED AND SWORN to before me this 23rd day of May, 1996.

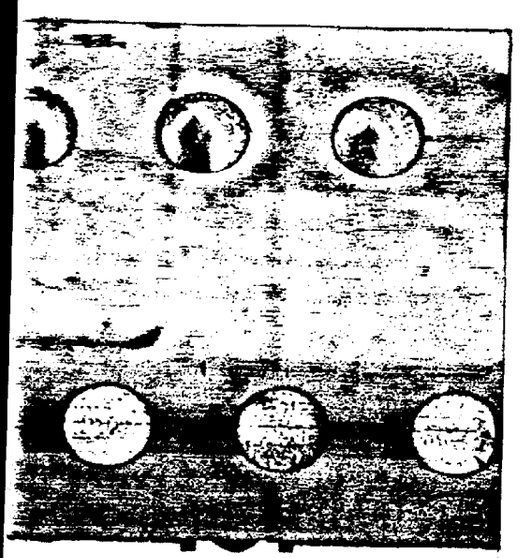
Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires:
3/30/99

1775 06/10 0101 03CHECK 109.27





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 796

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 27100.00
				CON TX 100.27
				PRFEE 1.00
				WDEED 8.00
				TOTAL 109.27
				CHECK 109.27
			06/10/96 01	13:40 0001 1776

0191204
IDENTIF. ↑ REFERENCE

96 JUN 10 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1049620