0281395

IDENTIF. ↑ REFERENCE

PICK-UP

97 MAR 11 PM 2:14

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

REF. 546628-9 / WMRB&F NO. 703-141

THIS INSTRUMENT PREPARED BY:
Robert M. Wilson, Jr.
Attorney at Law
17 West Pontotoc
Memphis, TN 38103
(901) 578-8878

BOOK 10376 PG 531

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the March 27, 1974, and recorded in book 4801 at page 53, in the Register's Office of Davidson County, Tennessee, Ms. Frances Louise Branch n/k/a Frances Garrison and Ms. Joan B. Branch conveyed to T.I. Holman, Jr., as Trustee for First Federal Savings and Loan Association of Nashville, 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 Robert M. Wilson, Jr., as Substitute Trustee by instrument of record recorded in book 10262, page 426, in the Register's Office of Davidson County, Tennessee; 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 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 of the sale was appointed to be held on February 13, 1997 at the main door of the courthouse, in Nashville, 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 time the said property was struck off and sold to FRANCIS B. GARRISON, at and for the sum of Fifty-six Thousand One Dollar and Zero Cents $56,001.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by FRANCIS B. GARRISON of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FRANCIS B. GARRISON, her successors and assigns, the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

BEING LOT NO. 30 ON THE PLAN OF GOLD KEY ADDITION, SECTION 1, OF RECORD IN BOOK 4675, PAGES 14 AND 15, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE, AT THE COMMON CORNERS OF LOTS 30 AND 31; THENCE LEAVING SAID DRIVE WITH THE LINE BETWEEN SAID LOTS IN A SOUTHERLY DIRECTION 150.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF LOT NO. 5, THENCE WITH LINE BETWEEN LOTS 5 AND 30 IN AN EASTERLY DIRECTION 120.0 FEET FEET A POINT IN THE WEST MARGIN OF WEST HAMILTON ROAD; THENCE WITH SAID ROAD, IN A

NORTHERLY DIRECTION 125.0 FEEET TO A CONCRETE MONUMENT IN THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE A DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE; THENCE WITH SAID DRIVE IN A WESTERLY DIRECTION 95.0 FEET TO THE POINT OF BEGINNING.

Commonly known as: 4305 W. Hamilton Rd., Nashville, TN 37218

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any way appertaining unto FRANCIS B. GARRISON, and unto her successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 28 day of February, 1997, has hereunto set his hand and seal.

Robert M. Wilson, Jr., Substitute Trustee
WILSON, MCCALLA, RAYMER, BARRETT & FRAPPIER

STATE OF ARKANSAS
COUNTY OF PULASKI

On the 28th day of February, 1997, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged the 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:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

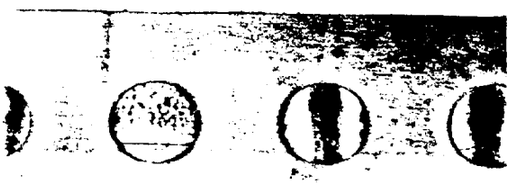
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ms. Frances B. Garrison
4305 W. Hamilton Rd.
Nashville, TN 37218

FORM FOR OATH
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,001.00, which amount is equal to or greater than the amount which the ~~property~~ transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me this 28th day of February, 1997.

Notary Public

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

5374 03/11 0101 03CHECK 216.21



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

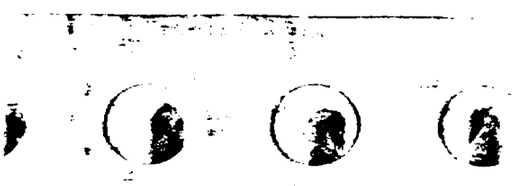
FOR _____

BOOK 10376 PG 533



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

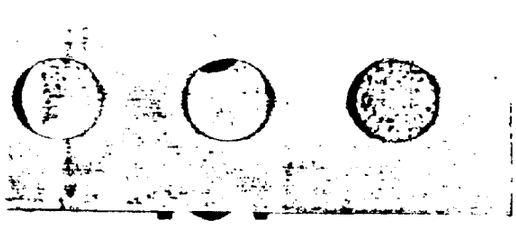
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 56001.00
CON TX 207.21
PRFEE 1.00
MISC 8.00
TOTAL 216.21
CHECK 216.21

03/11/97 01 14:16 0001 5374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0281395
IDENTIF. # REFERENCE

97 MAR 11 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1125738