96-16-C
158

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 29, 1988, and recorded in Book 7622, Page 600 in the Register's Office of Davidson County, Tennessee, Monty R. Sanner and wife, Jackie Sanner, conveyed to Norma Walker, 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,

BOOK 10452 PG 361

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10374, Page 861 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 May 6, 1997, 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 Phil Seagraves, whose address is 628 Durrett Drive, Nashville, Tennessee 37211, being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-two Thousand Three Hundred and 00/100 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 Phil Seagraves 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 Phil Seagraves, his 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. 264-A, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tessie A. Grief obtained title to the above referenced real estate by Deed of record in Book 8181, Page 174, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,322

Philip Seagraves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 1997.

Deputy Register

97 MAY 13 AM 11:03
DAVIDSON COUNTY, TN.

03043375
IDENTIFICATION 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 Phil Seagraves, 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.

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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 May 6, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 6, 1997 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 Feb. 23, 1999

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
778 Fitzpatrick Road,
Nashville, Tennessee 37214

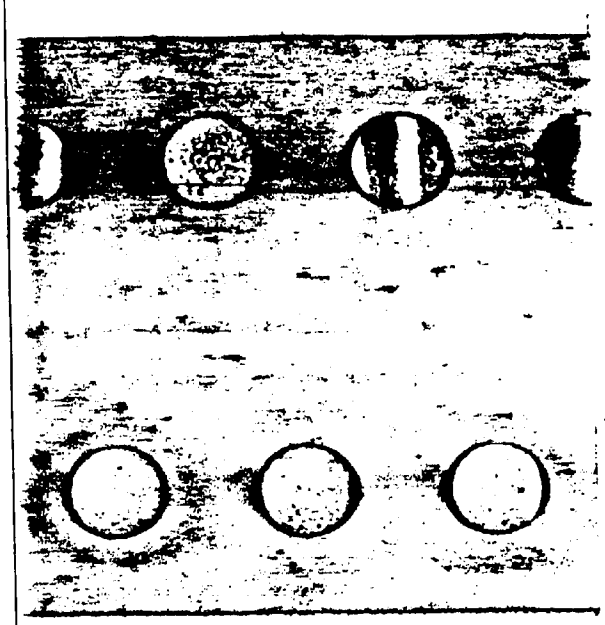
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

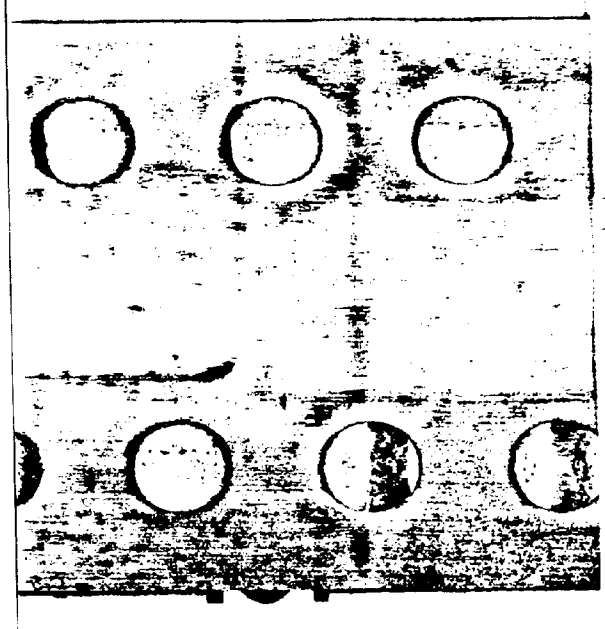
Phil Seagraves
628 Durrett Drive
Nashville, TN 37211

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

RECORDED 0449 5/13 0001 03TH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10452 PG 363

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 52300.00
CON TX 193.51
PRFEE 1.00
MISC 8.00
TOTAL 202.51
CHECK 202.51

05/13/97 01 11:04 0001 0449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03043 75
IDENTIF. ↑ REFERENCE

97 MAY 13 AM 11:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150489