0324626

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

97 JUL 10 AM 8:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED BOOK 10523 PG 941

WHEREAS, by Deed of Trust dated the 1st day of October, 1984, and recorded in the Register's Office of Davidson County, Tennessee, under Book 6402, Page 652, Carson C. Driver, Jr. and wife, Doris B. Driver, conveyed to J. G. Palmer, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

RE-RECORD BOOK 10547 PG 508

WHEREAS, B. P. Bass assumed and agreed to pay the indebtedness secured by the above-referenced Deed of Trust by Assumption Agreement at Book 6404, Page 725, and by Warranty Deed of record at Book 6404, Page 722; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, under Instrument No. Book 10381, Page 477, 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 26th day of June, 1997, at the Court House 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 Nationsbanc Mortgage Corporation being the highest, best and last bidder, became the purchaser of said property at and for the sum of $65,622.17, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said Nationsbanc Mortgage Corporation 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 Nationsbanc Mortgage Corporation, as aforesaid, and unto its 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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 27, on said Plan as shown in and descibed by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

**********THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE EXHIBIT "A" WHICH CONTAINS LANGUAGE PERTINENT TO THIS CONVEYANCE.

BOOK 10523 PG 942

This being the same property as conveyed to B. P. Bass by Warranty Deed of record at Book 6404, page 722, 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 Nationsbanc Mortgage Corporation as aforesaid, and unto its 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. ***SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 26th day of June, 1997.

Randall J. Fishman
Substitute Trustee

RE-RECORD
BOOK 10547 PG 509

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 26th day of June, 1997, 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.

Notary Public

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2001

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 $65,622.17, 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 26th day of June, 1997.

Notary Public

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2001

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Property Address: 1282 Massman Drive, Nashville, Tennessee 37217

Name and Address of Property Owner and Mail Tax Notices to: Nationsbanc Mortgage Corp., PO Box 35140, Louisville, KY 40232

Tax I.D.#: 107-80-27 **File No.:** RJF 9703-1008

EXHIBIT "A"

A Federal Tax Lien is recorded under Book 8179, Page 992 and corrected in Book 9647, Page 548, in the Register's Office of Davidson County, Tennessee, and the name of the taxpayers being Bill Bass. This property is subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425 (d)(1).

RE-RECORD BOOK 10547 PG 510

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IDENTIF. A REFERENCE

RE-RECORD

97 JUL 30 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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