BOOK 10847 PG 648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 27th day of July, 1989, and recorded in the Register's Office of Davidson County, Tennessee, at **TD Book 7901 Page 292**, Michael R. Rankhorn and Paula M. Rankhorn conveyed to Leader Enterprises, Inc., 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

WHEREAS, **Sharon D. Bishop** was appointed Substitute Trustee by instrument of record at **Book 10783, Page 172** 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 GE Capital Mortgage Services, Inc., 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on February 5, February 12 and February 19, 1998 in THE NASHVILLE RECORD, by which advertisement the sale was held on the 26th day of February, 1998, at the main entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Nathaniel Peete**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $65,000.00; and

WHEREAS, the said **Nathaniel Peete** 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 Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Nathaniel Peete** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Sharon D. Bishop**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Nathaniel Peete**, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 49-B, on the Plan of Kimbolton, Phase II, as shown on plat of record in Plat Book 6900, Page 946 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

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 **Nathaniel Peete**, his successors and assigns forever, to whom the said, **Sharon D. Bishop**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under her, but not further nor otherwise.

0114907
IDENTIF. & REFERENCE
98 MAR 20 PM 1:46
FELIX A. LASSITER REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.
8722 03/20 0101 03CHECK 249-50

IN TESTIMONY WHEREOF, **Sharon D. Bishop**, Substitute Trustee, has hereunto set her hand, this 26th day of February, 1998.

Sharon D. Bishop
Sharon D. Bishop, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of February, 1998, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon D. Bishop**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

JENNIFER RAACK NOTARY PUBLIC GEORGIA EXPIRES AUG. 6, 2001 DEKALB COUNTY

Jennifer Raack
Notary Public

My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon D. Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26th day of February, 1998.

JENNIFER RAACK NOTARY PUBLIC GEORGIA EXPIRES AUG. 6, 2001 DEKALB COUNTY

Jennifer Raack
Notary Public

My Commission Expires _____

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MS&P#: 156.975998TN Alexander
GE Capital Mortgage Services, Inc. Loan No.: 705325181
Property Address: 1412 Apache Lane, Madison, TN 37115
Tax Parcel ID No.: Map 53-09, Parcel 106

THIS INSTRUMENT PREPARED BY:
Sharon D. Bishop, Attorney
Morris, Schneider & Prior, L.L.C.
3300 NE Expressway, Suite 8B
Atlanta, Georgia 30341

Mail Tax Notices To and Property Owner:
Nathaniel Peete

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 650

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
03/20/98	01	13:45	0001	8722

MAMT 65000.00
ERR CO
MAMT 65000.00-
CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 14907
IDENTIF. & REFERENCE

98 MAR 20 PM 1:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269066