60-2
38

Tennessee

SUBSTITUTE TRUSTEE'S DEED BOOK 10869 PG 34

WHEREAS, by Deed of Trust dated December 3, 1979, and recorded in Book 5539 Page 684 in the Register's Office of Davidson County, Tennessee, Arthur L. Wilson, Unmarried, conveyed to J.G. Palmer, 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,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10791 Page 654 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 March 31, 1998, 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 Alex Bonner, a married person, whose address is P.O. Box 121, Brentwood, TN 37027, being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Thousand Five Hundred and one and no/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 Alex Bonner, a married person 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 Alex Bonner, a married person, 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:

Land in Davidson County, Tennessee, being lot No. 26 on the plan of Parkwood Estates, Section 1, of record in Book 2900 Pages 119 and 120, registers Office for Davidson County, Tennessee, described as follows: Said lot No. 26 fronts 77.5 feet on the northerly margin of Richmond Hill Drive and extends back between lines measuring 140 feet on the easterly line and 139.4 feet on the westerly line to a dead line in the rear measuring 77.5 feet thereon.

Arthur Lewis Wilson obtained title to the above referenced real estate by Deed of record in Book 5539, Page 681, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,501.00 Alex W Bonner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 1998
Notary Public
MY COMMISSION EXPIRES 3/17/2002

0420592
IDENTIF. & REFERENCE
98 APR -2 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Subject to any unpaid taxes. BOOK 10869 PG 35

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 Alex Bonner, a married person, 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.

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 March 31, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 31, 1998 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: 6-19-2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3118 Richmond Hill,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mail

Alex Bonner
P.O. Box 121
Brentwood, TN 37027

Mortgagee: None

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

4762 04/02 0101 03CHECK 158.05

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

RECEIVED OF _____

FOR _____

BOOK 10869 PG 36

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	40501.00
CON TX	149.85
PRFEE	1.00
MISC	8.00
	158.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 158.85

04/02/98 01 14:35 0001 4762

0420592
IDENTIF. ↑ REFERENCE

98 APR -2 PM 2:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275017