BK/PG 10922/121

THIS INSTRUMENT PREPARED BY:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

4445 05/07 0101 03CHECK 193.90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the **21st** day of **July, 1992**, and recorded in the Register's Office of Davidson County, Tennessee, under **Book 8683, Page 742, Albert Cooper and Nancy Cooper, Husband and Wife**, conveyed to **Donald R. Baskin of Davidson County, Tennessee**, 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, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, under **Book 10836, Page 187**, 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 **5th** day of **May, 1998**, 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 **Monica Miller**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of **$49,840.00**, and,

WHEREAS, the said purchaser has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the bid amount of **$49,840.00**; and

NOW, THEREFORE, in consideration of the premises and of the payment by the said **Monica Miller** 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 **Monica Miller**, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Shelby, State of Tennessee, more particularly described as follows, to-wit:

> **Lot 14, Block I, Section 2, on the Map of Broadmoor, of record in Plat Book 547, Page 174, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said lot.**

This being the same property as conveyed to **Albert Cooper and wife, Nancy Cooper**, by Warranty Deed of record at **Book 8683, Page 739**, 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 **Monica Miller** 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.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 5th day of May, 1998.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 5th day of May, 1998, 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

NOTARY PUBLIC AT LARGE

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 $49,840.00 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 5th day of May, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2001

Property Address:
803 Broadmoor Drive
Nashville, Tennessee 37216

Name and Address of Property Owner and Mail Tax Notices to:
Monica Miller
169 Lelawood Circle
Nashville, TN 37209

Tax I.D.#: 069-61-7-35

File No.: STW 9803-0303(A. Cooper)

PICK-UP

98 MAY -7 PM 12:53

04352273

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

10922 RD

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 49840.00
				CON TX 184.40
				PRFEE 1.00
				WDEED 8.00
				COPIES 0.50
				TOTAL 193.90
				CHECK 193.90
05/07/98	01			12:56 0001 4445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0435273

98 MAY -7 PM 12:53

No. 1290490