10599 957

THIS INSTRUMENT PREPARED BY AND RETURN TO:
SHARON D. BISHOP, ATTORNEY
MORRIS, SCHNEIDER & PRIOR, L.L.C.
3300 N.E. EXPRESSWAY, SUITE 8-B
ATLANTA, GEORGIA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 2nd day of September, 1975, and recorded in the Register's Office of Davidson County, Tennessee, at **Deed Book 4952, Page 927**, Clifford F. Stewart and wife, Suzanne Stewart conveyed to Delta Title Company, 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 **Deed Book 10599, Page 800** 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 NationsBanc Mortgage Corporation, 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 April 16, April 23 and April 30, 1998 in THE NASHVILLE RECORD, by which advertisement the sale was held on the 14th day of May, 1998. By announcement, the sale was postponed and held on June 4, 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 **Chris Thoeny**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $36,500.00; and

WHEREAS, the said **Chris Thoeny** 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 **Chris Thoeny** 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 **Chris Thoeny**, its 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 described in accordance with a survey dated July 29, 1975 by John Kohl, Registered Land Surveyor, as follows:

BEGINNING on the westerly margin of Chesterfield Avenue, extended, the southeast corner of the property owned by Cunningham; thence with Cunninghams' south line, north 88 deg. West 100 feet; thence south 70 1/2 deg. West 64 feet to Cunninghams' southwest corner; thence south 2 deg. West 63 feet, more or less, to the northwest corner of property once by Tellis; thence with said Tillis' north line, north 70 deg. East 43 feet to a stake; thence south 88 deg. East 120 feet to the westerly margin of Chesterfield Avenue, extended, being Tellis' northeast corner; thence with the margin of said Avenue, North 1-3/4 deg. East 72 feet to the point of BEGINNING.

The last recorded Warranty Deed was filed of record at **Book 4952, Page 925** in the Register's Office of Davidson County, Tennessee.

R... 10UL...SS

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 Chris Thoeny, 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.

IN TESTIMONY WHEREOF, **Sharon D. Bishop**, Substitute Trustee, has hereunto set her hand, this 4th day of June, 1998.

Sharon D. Bishop
Sharon D. Bishop, Substitute Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this 4th day of June, 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.

Darlene K. Coons
Notary Public

DARLENE K. COONS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA JULY 16, 1999

My Commission Expires:

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STATE OF GEORGIA
COUNTY OF GWINNETT

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 $36,500.00, 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 4th day of June, 1998.

Darlene K. Coons
Notary Public

DARLENE K. COONS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA JULY 16, 1999

My Commission Expires

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MS&P#: 158.974651TN Stewart
Mortgage Loan#: 1100746997
Property Address: 517 Chesterfield Avenue, Nashville, TN 37212
Tax Parcel ID No.: 104-10-Parcel 110

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:
Chris Thoeny
517 Chesterfield Av.
Nashville, Tn 37212

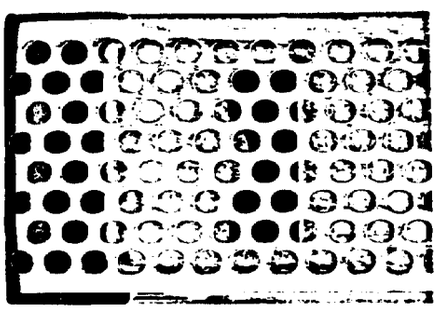
PICK-UP

98 JUN -8 PM 12:24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
047499

7569 06/08 0101 CKCHECK 144.05

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



RECEIVED OF _____

FOR _____

Book 10056 989

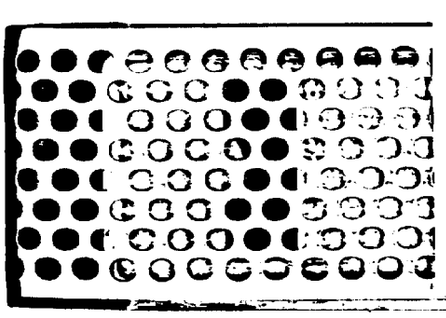
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

06/08/98 01 12:27 0001 7509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044799
IDENTIF. ↑ REFERENCE
98 JUN -8 PM 12:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303403