FCMC v. Carver
Loan number 2884534
DHG&W file 8887
FHA # 483-1294532 729

Substitute Trustee's Deed

Whereas, by Deed of Trust dated May 4, 1987, recorded in Book 7233, Page 129 and re-recorded in Book 7310, Page 238, in the Register's Office of Davidson County, Tennessee, Betty Hunter Sanders and Pamela Patrice Sanders Carver conveyed to R. Conner McAllister, Trustee the below described real 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 10885, Page 282, in the Register's Office of Davidson County, Tennessee; 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 sale in the Deed of Trust, said sale was appointed to be held on Friday, May 22, 1998 at 11:00 a.m. at the front door of the Davidson County Courthouse, Davidson County, Nashville, 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 time the said property was struck off and sold to JAMES D. SANDERS, JR., AN UNMARRIED PERSON, for the amount of $84,200.00, that being the highest and best bid offered; and

Whereas, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the bid amount.

Now, Therefore, in consideration as set forth above and the payment by JAMES D. SANDERS, JR., AN UNMARRIED PERSON, of the amount of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Benton Dyke Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JAMES D. SANDERS, JR., AN UNMARRIED PERSON, his successors and assigns, as their interest may appear, in fee simple forever, the above mentioned and below described real property being in the city of Nashville, Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Revised Section Four Reelfoot, as of record in Plat Book 6250, page 700, Register's Office for said County, to which plan reference is made for a more complete description.

This legal description is identical with that in the Deed of Trust recorded in Book 7233, Page 129 and re-recorded in Book 7310, Page 238 in the Register's Office of Davidson County, Tennessee through which the grantor received title.

The last quitclaim deed of record was recorded in Book 7637, Page 487 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matters of record.

To have and hold the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto JAMES D. SANDERS, JR., AN UNMARRIED PERSON, his successors and assigns, as their interest may appear, in fee simple forever, to whom the said J. Benton Dyke Jr., 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.

IN WITNESS WHEREOF, the said J. Benton Dyke Jr., Substitute Trustee, has hereunto set his hand and seal on this 17th day of June, 1998.

J. Benton Dyke Jr.
Substitute Trustee

98 JUN 23 AM 11:05

01 53902

STATE OF ARKANSAS)
)ss
COUNTY OF PULASKI)

Before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared J. Benton Dyke Jr., 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 this 17th day of June, 1998.

Janet C Mauldin
Notary Public

JANET C. MAULDIN
NOTARY PUBLIC
PULASKI CO., ARKANSAS
COMMISSION EXPIRES
NOVEMBER 16, 1999

11-16-99
My Commission Expires

PROPERTY ADDRESS: 824 Sandburg Pl., Nashville, TN 37214

NO TAX/GOVERNMENTAL AGENCY

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James D. Sanders, Jr., an unmarried person
111 Stone Ridge Parkway
LaVergne, TN 37086

4420 06/23 0101 03CHECK 320.54

Ward No. 108 Block No. 8 Parcel No. 267

Prepared By:
J. Benton Dyke Jr.
Dyke, Henry, Goldsholl & Winzerling, P.L.C.
999 Plaza West
415 N. McKinley Street
Little Rock, AR 72205
(501) 661-1000

STATE OF TENNESSEE/COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $84,200.00.

Curtis M. Lunsford
Affiant

Sworn to and subscribed before me on this the 17th day of June, 1998.

Mary V. Brooks
Notary Public

My Commission Expires: 6-24-2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10988 PG 39

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 84200.00
				CON TX 311.54
				PRFEE 1.00
				WDEED 8.00
				TOTAL 320.54
				CHECK 320.54

06/23/98 01 11:05 0001 4420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453902

IDENTIFICATION REFERENCE

98 JUN 23 AM 11:05

No. 1310239