Tennessee

BOOK 11138 PAGE 778

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 27, 1993, and recorded in Book 9037, Page 136 in the Register's Office of Davidson County, Tennessee, Harold M. Bayuk and wife, Angela S. Bayuk, conveyed to Charles P. Wilson, 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 11069, Page 339 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 September 25, 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 Robert H. Braswell, whose address is 168 Charleston Park, Nashville, Tennessee 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-Three Thousand and 00/100 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 Robert H. Braswell of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Valerie Ann Spicer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert H. Braswell, 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. 40, on the plan of Rolling Acres,of record in Book 1130 Page 34 said Registers Office to which reference is hereby made for a more complete and accurate legal description.

Harold M. Bayuk obtained title to the above referenced real estate by Deed of record in Book 9223, Page 695, Register's Office of Davidson County, Tennessee.

98 OCT -2 AM 11:08
BARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0495249
IDENTIF. ↑ REFERENCE

Subject to any unpaid taxes.

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 Robert H. Braswell, his heirs and assigns in fee simple forever, to whom the said Valerie Ann Spicer, 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 Valerie Ann Spicer, Substitute Trustee, has on September 25, 1998 hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 25, 1998 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer 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.

Alita G. Hailey
NOTARY PUBLIC

NOTARY PUBLIC ALITA G. HAILEY SHELBY COUNTY TENNESSEE

My Commission Expires: 6-19-2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
618 Skyview Drive,
Nashville, Tennessee 37206

Map + Parcel
083-10-0
350.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Mortgagee: None

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00
Robert H. Braswell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 1998.
Deputy Register

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

8627 10/02 0101 03CHECK 244.10

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

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 780

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 63000.00
				CON TX 233.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 244.10
				CHECK 244.10
			10/02/98 01	11:09 0001 8627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495249
IDENTIF. # REFERENCE

98 OCT -2 AM 11:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353911