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Mail

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

American National Home
Mortgage, Inc.
611 Commerce Street
Suite 2709
Nashville, TN 37203

Same

Map 82-16
Parcel No. 158

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 1/20/99.

WHEREAS, by Deed of Trust dated December 11, 1997, and recorded in Book 10720, Page 255, Register's office for Davidson County, Tennessee, Paul B. Simms, an unmarried man, and Vicki Farris, unmarried, conveyed to Michael M. White, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 11082, Page 839, said Register's office; 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 of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, and said advertisement appeared in the Nashville Record Newspaper on September 3, 1998, September 10, 1998, and September 17, 1998; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 30th day of September, 1998, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, 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 sale, American National Home Mortgage, Inc., being the highest and best bidder became the purchaser of said property at and for the sum of Twenty-Five Thousand Dollars ($25,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute

Trustee, does hereby grant, bargain, sell, transfer, and convey unto American National Home Mortgage, Inc. the following real estate:

> Being Lot No. 2 on the Map of J. L. Valentino's Subdivision of record in Plat Book 57, Page 87, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Paul B. Simms, Life Estate, remainder to Russell Farris, Harley M. Leftwich, and Farris N. M. Leftwich of record in the Register's Office for Davidson County, Tennessee. Said Paul B. Simms, Russell Farris, Harley M. Leftwich, and Farris N.M. Leftwich having since conveyed their interest to Paul Simms and Vicki Farris by Quitclaim Deed of record in Book 10714, Page 45, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, any statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto American National Home Mortgage, Inc., its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 5th day of October, 1998.

David M. Smythe
Substitute Trustee

98 OCT -5 PM 3:56
REGISTER
DAVIDSON COUNTY, TN.

04964 38
RECEIPT # REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of October, 1998.

Elizabeth M. Amos
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/20/99

95/95 0001 03965 0001 $14.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 25000.00
CON TX 92.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 103.50
CHECK 103.50

10/05/98 01 15:58 0001 9854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496438
IDENTIFICATION REFERENCE

98 OCT -5 PM 3:56

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1355124