THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 15th day of December, 1994, and recorded in the Register's Office of Davidson County, Tennessee, under Book 9552, Page 140, Harold E. Trauernicht, Jr. and wife, Carol King Trauernicht, conveyed to L. Patrick Sandlin, of Shelby County, TN, 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 Instrument No. Book 9794, Page 815, 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 at 12:00 noon on the 8th day of October, 1998, at the Court House of Davidson County, Tennessee, at which time it was announced that the sale would be continued until October 22, 1998 at 10:30 a.m., at which time it was announced that the sale would be continued again until November 3, 1998 at 11:00 a.m.; 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 Norwest Mortgage, Inc., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $59,485.50, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, 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 trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said Norwest Mortgage, Inc., 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 Norwest Mortgage Inc., as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 3 and the easterly two (2) feet of Lot No. 4, on the Plan of Resubdivision of Westover, of record in Book 421, Page 25, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 3 and part of Lot 4 front 102 feet on the northerly margin of Robertson Avenue and extend back between parallel lines 200 feet to a dead line, measuring 102 feet thereon.

This being the same property as conveyed to Harold E. Trauernicht, Jr., a married man by Warranty Deed of record at Book 9552, Page 137, 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 Norwest Mortgage, INc. 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 3rd day of November, 1998.

Randall J. Fishman
Substitute Trustee

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 NOV 13 PM 1:5
BILL GARNETT REGIST
DAVIDSON COUNTY, TN

05123 40
IDENTIF. + REFERENCE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 3rd day of November, 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.

Andrea Petrowski
Notary Public

My Commission Expires:

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE MY COMM. EXP. 6-5-2001 SHELBY CO. TN

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 $59,485.50, 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 3rd day of November, 1998.

Andrea Petrowski
Notary Public

My Commission Expires:

ANDREA PETROWSKI NOTARY PUBLIC AT LARGE MY COMM. EXP. 6-5-2001 SHELBY CO. TN

Property Address: 6018 Robertson Avenue, Nashville, Tennessee 37209

Name and Address of Property Owner and Mail Tax Notices to: Norwest Mortgage, Inc., 405 SW 5th Street, Des Moines, Iowa 50309-4626

Tax I.D.#: 91-09-30

File No.: RJF 9808-0619/Trauernicht

67B0 11/13 0101 03CHECK 231-10

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

BOOK 11204 PAGE 148

| | |
|---|---|
| CAMT | 59485.50 |
| CON TX | 220.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 231.10 |
| CHECK | 231.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/98 01 13:54 0001 6780

05123 40
IDENTIF. # REFERENCE

98 NOV 13 PM 1:55

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371876