# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 9, 1996 and recorded in the Register's Office of Davidson County, Tennessee, at Book 10287, Page 567, Francisco J. Sandoval conveyed to John O. Rhea, 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, **Clifton E. Darnell** was appointed Substitute Trustee by Book 11087, Page 292 of record 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 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 August 13, 20 and 27, 1998 , in THE NASHVILLE RECORD, by which advertisement the sale was held on September 10, 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, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Virginia McCoy, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $81,672.05; and

WHEREAS, the said purchaser 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 Virginia McCoy, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Virginia McCoy**, the following described real property situated in the County of Davidson, State of Tennessee:

Being Unit No. 1010, in a Horizontal Property Regime which is located on the Plat of Section 1, Heritage Village Condominiums, of record in Book 4675, Page 46, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. The last recorded conveyance deed was recorded at Book 10827, Page 564 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 Virginia McCoy, its successors and assigns forever, to whom the said, **Clifton E. Darnell**, 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.

0545997
IDENTIF. ↑ REFERENCE
99FEB-5 PM 1:45
REGISTER
DAVIDSON COUNTY, TN
313.19 XDEHECK 0101 02/05/99 0451

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, on September 10, 1998.

**Clifton E. Darnell**, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 10, 1998, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, 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.

Janet K. McGregor
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB

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STATE OF TENNESSEE
COUNTY OF SHELBY

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 $81,672.05, 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 10th day of September, 1998.

Janet K. McGregor
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB 15 2001

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MS&P#: Sandoval 078.988758TN
Loan#: 093476-4

Tax Bills

Property Address: 1010 Heritage Village Dr., Madison, TN 37115
Tax Parcel ID No. Map 42-11 A-Parcel 10

THIS INSTRUMENT PREPARED BY:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To, Property Owner and Return This Instrument to:
Virginia McCoy

_____

_____

_____

_____

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 407

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | COMPUTER FEE | PRFEE | PROBATE FEE |

0545997

IDENTIF. # REFERENCE

99FEB-5 PM 1:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 81672.05 |
| CON TX | 302.19 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| CFEE | 2.00 |
| TOTAL | 313.19 |
| CHECK | 313.19 |

02/05/99 01 13:44 0001 2598

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1421915