TRUSTEE'S DEED

WHEREAS, under date of August 17, 1995, James C. O'Saile and Ruby M. O'Saile, husband and wife, executed a certain deed of trust to John Kendrick, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded at Book 9770, Page 344, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was required by City Finance Company, the owner and holder of the debt, to advertise and sell the property conveyed by said deed of trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said deed of trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of June 10, 17 and 24, 1999 of said newspaper, said sale having been advertised for July 1, 1999 commencing at 12:30 p.m. at the front door of the Court House, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Jo Anne Mitteldorf, Trustee of the Jo Anne Mitteldorf Retirement Plan, to-wit: a bid of $50,900.00 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Kenneth J. Mitteldorf, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Jo Anne Mitteldorf, Trustee of the Jo Anne Mitteldorf Retirement Plan, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 11 of Block B, of Overlook Estates, as of record in Plan Book 843, page 105, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 12 of Block B, of Overlook Estates, as of recorded in Plan Book 843, page 105, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to James C. O'Saile and Ruby M. O'Saile from Otis M. Maines & Roy M. Maines by deed dated October 5, 1983 and recorded October 6, 1983 in Deed Book 6152 at page 615.

This is improved property located at 205 Wiley Street, Madison TN 37115.

TO HAVE AND TO HOLD, unto the said Jo Anne Mitteldorf, Trustee of the Jo Anne Mitteldorf Retirement Plan, her heirs, successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

Amount of Bid		$50,900.00
Publication Cost	$ 249.00	
Attorney's Fee	~~500.00~~ ← 591.72 KJM	
Title Work	250.00	
Recording-Substitution of Trustee	8.00	
Balance Credited on Debt Secured By Above-Described Deed of Trust	49,801.28	$50,900.00 KJM ~~$50,808.28~~
Balance to be Disposed of in Accordance with Provisions of Above-Described Deed of Trust		-0- $ ~~91.72~~ KJM

IN WITNESS WHEREOF, the said Kenneth J. Mitteldorf, as Substitute Trustee, has hereunto set his hand this 16 day of July, 1999.

By: _____
Kenneth J. Mitteldorf
Substitute Trustee

The undersigned Jo Anne Mitteldorf, Trustee for the Jo Anne Mitteldorf Retirement Plan, who by signing below does hereby acknowledge that title to the above-described real property is being transferred subject to the deed of trust under date of August 17, 1995, originally in the name of James C. O'Saile and Ruby M. O'Saile, husband and wife, which deed of trust is recorded at Book 9770, Page 344, in the Register's Office of Davidson County, Tennessee, for the purpose of securing the debt and obligations therein described, and who by separate agreement does assume certain of those obligations, does hereby agree to abide by and be bound by the terms of that deed of trust as set forth therein;

IN WITNESS WHEREOF, the said Jo Anne Mitteldorf, as Trustee for the Jo Anne Mitteldorf Retirement Plan, has hereunto set her hand this 16 day of July, 1999.

BOOK 11578 PAGE 495

By: Jo Anne Mitteldorf
Jo Anne Mitteldorf
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Kenneth J. Mitteldorf, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of July, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 30 2002

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Jo Anne Mitteldorf, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of July, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 30, 2002

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PROPERTY OWNER: Jo Anne Mitteldorf, Trustee

PROPERTY ADDRESS: 205 Wiley Street
Madison, Tennessee 37115

MAIL TAX BILLS TO: Jo Anne Mitteldorf, Trustee
828 Kendall Drive
Nashville, TN 37209

MAP & PARCEL NO. 043-05 209.0 043-05 208.0

THIS INSTRUMENT PREPARED BY:

Kenneth J. Mitteldorf, Esq.
LEATHERS, BEAM & MITTELDORF
1332 Eighth Avenue North
mail - P.O. Box 280240
Nashville, Tennessee 37228
(615) 726-3434

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,900.00 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 16th day of July, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 30, 2002

99 JUL 19 PM 3:00
RECEIVED & RECORDED
PAID TAX

06132841

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11578 PAGE 496

06132844

LINK REFERENCE

93 JUL 19 PM 3:00

[illegible]

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492519