Tennessee

BOOK 11600 PAGE 107

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 15, 1995, and recorded in Book 9891, Page 992 in the Register's Office of Davidson County, Tennessee, Joseph W. Marshall, Jr. and Dennise Marshall, husband and wife, conveyed to James E. Hinton, 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 11541, Page 588 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 July 21, 1999, 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 Donald W. Comstock and James E. Jose, Partners, whose address is 8114 Warner Road, Brentwood, Tennessee 37027, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Eight Thousand Thirteen 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 their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Donald W. Comstock and James E. Jose, Partners of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Donald W. Comstock and James E. Jose, Partners, their 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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee. Tract II: Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee.

Joseph W. Marshall, Jr. and Dennise D. Marshall obtained title to the above referenced real estate by Deed of record in Book 9891, Page 989, Register's Office of Davidson County, Tennessee.

06190 60

IDENTIF. → REFERENCE

99 AUG -2 PM 3:10

MARL BROWN REGISTER
DAVIDSON COUNTY, TN.

CRT4 08/02 0101 03CHECK 299.65

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 Donald W. Comstock and James E. Jose, Partners, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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 Arnold M. Weiss, Substitute Trustee, has on July 21, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 21, 1999 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

KATHY S. RUFFIN NOTARY PUBLIC AT LARGE COMM EXP. 6-19-2001 SHELBY CO., TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
324 Melpar Drive,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Donald W. Comstock James E. Jose,
8114 Warner Road
Brentwood, TN 37027

mail

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 78,013.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF August 1999.

Deputy Register

Map & Parcel: 148-13-0 022.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11600 PAGE 109

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

0619060
IDENTIF. & REFERENCE

99 AUG -2 PM 3:10
REGISTER
DAVIDSON COUNTY, TN.

CAMT	780.13
CON TX	288.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.65
CHECK	299.65

08/02/99 01 15:16 0001 0474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498700