0643582

REFERENCE

BOOK 11692 PAGE 48

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

99 OCT -6 AM 8:49

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED
SEP 13 1999
OFFICE OF THE PUBLISHER
NASHVILLE, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 18, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book No. 11293, Page 890, ("Deed of Trust"), Sylvia A. McGlothen and James E. McGlothem conveyed to K. Thomas Sidwell, 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, the beneficial interest of said Deed of Trust was last transferred and assigned to Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian; and

WHEREAS, **Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Bk 11645 Pg 608, 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 8/12/99, 8/19/99, and 8/26/99, in THE NASHVILLE RECORD, by which advertisement the sale was held on September 2, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian,** being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 68,367.98; and

WHEREAS, the owner and holder of said 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 Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian 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 **Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot 13 on the plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1948, as follows:

Beginning on the Westerly margin of Manila Street at the common corner of Lot Nos. 12 and 13, said beginning point also being 490.5 feet South of the North line of said subdivision, thence with the line between Lot Nos. 12 and 13; Westwardly 150 feet; thence Northwardly 50 feet to the corner of Lots Nos. 13 and 14; thence with the line between said lots, Eastwardly 150 feet to the Westerly margin of Manila Street; thence with the said street; Southwardly 50 feet to the point of beginning.

The last recorded Warranty Deed was filed of record at Book , Page , 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 **Chase Bank of Texas, F/K/A Texas Commerce Bank NA; as Custodian,** 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.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 2nd day of September, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of September, 1999, 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.

Notary Public

My Commission Expires: _____

TRACY L. SHARP
NOTARY PUBLIC AT LARGE
SHELBY CO., TN

****

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 $ 68,367.98, 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 ON THIS 2nd DAY OF SEPTEMBER 1999.

Notary Public

My Commission Expires: _____

TRACY L. SHARP
NOTARY PUBLIC AT LARGE
SHELBY CO., TN

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MSP No.: 035.994155TN (McGlothen)
Lender Loan No.: 11057652
Property Address: 2845 Old Matthews Road, Nashville, TN 37207
Tax Parcel ID No.: 059-16-187.00

Mail Tax Notices To and Property Owner:
Meritech Mortgage Services, Inc.
6500 West Freeway, Suite 400
Fort Worth, TX 76111

1999 SEP 10 P0:06 0101 03CHECK 267

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11692 PAGE 50

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

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REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	88367.97
CON TX	352.97
PRFEE	1.00
MTGTD	8.00
CFEE	2.00
TOTAL	263.97
CHECK	263.97

10-06-99 01 08:54 0001 8858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524534