BOOK 11633 PAGE 745

ADDRESS OF NEW OWNER:
Lillian Shemin
152 Carnavan Parkway
Nashville, TN 37205

SEND TAX BILLS TO
SAME

MAP AND PARCEL
MAP 091-02-313

SUBSTITUTE TRUSTEE DEED

Whereas, BEN BENSHOFF, by Deed of Trust (the "Deed of Trust") dated 2 April, 1999, of record in Book 11416, Page 738, Register's Office for Davidson County, Tennessee, conveyed to First Title Corporation of Davidson County, Tennessee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Lillian Shemin; and

Whereas, the undersigned was appointed Substitute Trustee by the owner and holder of Note by an instrument of record in Book 11654, Page 963, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Not e demanded he the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS; pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on Sept. 9, 16 & 23, 1999.

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 10:00 AM on the 5th day of October, 1999 and Lillian Shemin (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty Two Thousand Two Hundred Thirty Six Dollars and 13/100.

NOW, THEREFORE, VICTOR HAZELWOOD in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot s No. 1413 and 1415 of Block No. 50, Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172, said Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to the within named grantors by deed of record in Book 11193, Page 735, Register's Office for Davidson County, TN .

The address of the above-described property is 5506 California Avenue, Nashville, TN 37209.

This conveyance is made subject to the following and all other liens and matters of record;

1. 1999 and subsequent years taxes.
2. All lien, encumberances and mortgage of record, and all matters affecting the title granted hereto.

TO HAVE AND TO HOLD the aforesaid property free from al legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, which have been waived in the Deed of

PICK-UP

99 OCT -7 AM 8:21

U6443992

REGISTER

Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. VICTOR HAZELWOOD as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 5th day of October, 1999.

VICTOR HAZELWOOD
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR HAZELWOOD SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (Substitute Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 1999.

NOTARY PUBLIC

My commission expires: [illegible]

The actual consideration for this transfer or value of property (whichever is greater) is $52,236.13.

AFFIANT

SWORN to and subscribed before me, this 5th day of October, 1999.

Notary Public

My commission expires: [illegible]

This Instrument Prepared By:
Advantage Title & Escrow
3354 Perimeter Hill Dr, STE 142
Nashville, TN 37211

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 747

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

064 3992 CONVEYANCE

93 OCT -7 AM 8:21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524975