THIS INSTRUMENT WAS PREPARED BY:

David B. Lyons
500 Church Street
Nashville, TN 37219

SEND TAX BILLS TO:

Sunshine Mortgage Corp.
P. O. Box 9274
Marietta, Georgia 30065
MAP 150-07
PARCEL 523

SUBSTITUTE TRUSTEE'S DEED

BOOK 7403 PAGE 936

Whereas, by Deed of Trust dated March 14, 1986, and recorded in Book 6807 at page 124 in the Register's Office for Davidson County, Tennessee, James D. Phillips and wife, Katheryn Phillips and Jimmy Dunn and wife, Joyce P. Dunn, conveyed the real property hereinafter described (the property) to Tim N. Taylor, Trustee, for the purpose of securing to Capitol Mortgage Corporation the payment of Deed of Trust note(s) of even date therewith wherein James D. Phillips and wife, Katheryn Phillips and Jimmy Dunn and wife, Joyce P. Dunn, promised to pay to Service Mortgage Company principal and interest thereon upon terms, all as therein set forth; and said indebtedness has conveyed from Capitol Mortgage Corporation to Lincoln State Savings and Loan Association, Inc. by corporation assignment on March 14, 1986, recorded in Book 6807, Page 191, Davidson County Register's Office, and Lincoln State Savings & Loan Association, Inc., conveyed said indebtedness by corporation assignment on March 14, 1986, to Sunshine Mortgage Corporation, said assignment recorded in Book 6823, page 192, Davidson County Register's Office.

Whereas, by Substitution of Trustee, dated August 24, 1987, and recorded in Book 7340 at page 936 in said Register's Office, Davidson County, Tennessee appointed David B. Lyons as Substitute Trustee under said Deed of Trust; and

Whereas, James D. Phillips and wife, Katheryn Phillips, and Jimmy Dunn and wife, Joyce P. Dunn are in default of the terms of said deed of trust note, and,

Whereas, Judge Keith Lundin, U.S. Bankruptcy Court, Middle District, Tennessee, granted Sunshine Mortgage Corporation relief from the provisions of 11 U.S.C.A. 362 to foreclose on said property by order signed September 15, 1987, in Case No. 386-04298; and

Whereas, at the direction of Sunshine Mortgage Corporation, as holder of said notes and Deed of Trust, David B. Lyons, Substitute Trustee, (Trustee) under and by virtue of the powers vested in Trustee as such Substitute Trustee under said note and Deed of Trust, advertised the sale of the property, as required by law and as required by the terms of said note and Deed of Trust by giving twenty-one (21) days notice thereof by three (3) consecutive weekly publications on October, 15, 1987, October 22, 1987 and October 29, 1987, all in 1987, in the Nashville Record, a newspaper of general circulation and published in Davidson County, Tennessee, for cash and in bar of equities of redemption, dower and homestead as provided in said Deed of Trust.

Whereas, pursuant to said advertisements, Trustee, as Substitute Trustee under said Deed of Trust, offered the property for sale to the highest and best bidder for cash and in bar of the equities hereinbefore set forth, but subject to the liens hereinbefore set forth, if any, by public outcry on Monday, November 16, 1987, at 12:00 p.m. at the first floor lobby of the Courthouse for said County; and

Whereas, David B. Lyons, Agent for Sunshine Mortgage Corporation submitted the highest and best bid at said sale; and

NOW THEREFORE:

In consideration of the matters hereinbefore set forth, David B. Lyons, Substitute Trustee, as Substitute Trustee under said Deed of Trust, does hereby transfer and convey unto Sunshine Mortgage Corporation, their heirs and assigns, the following described real property:

BEING Lot No. 63B of the Zone Lot Division of Lot Nos. 62, 63, 65 and 66, of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 730, amending Plat Book 5200, page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to CDT Properties by deed from Tenzim Properties, of record in Book 6579, page 143, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6230, Page 385, and Book 6063, page 351, Register's Office for said County.

This is improved property known as: 3385 Oak Trees Court, Antioch, Tennessee.

Trustee conveys to Sunshine Mortgage Corporation all of the rights conveyed by said Deed of Trust including such convenants and warranties as Trustee as Substitute Trustee under said Deed of Trust may lawfully make, all actions by Trustee being solely as Substitute Trustee, and not otherwise, under said Deed of Trust and not as an individual.

In witness whereof, Trustee has signed this Substitute Trustee's Deed on this the 16th day of November, 1987.

David B. Lyons
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 David B. Lyons, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of November, 1987.

Melba Kepley
Notary Public

My Commission Expires: 10-28-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The maximum principal indebtedness for Tennessee recording tax purposes is $58,179.00.

David B. Lyons
Affiant

Subscribed and sworn to before me, this the 16th day of November, 1987.

Nellie Kepley
Notary Public

My Commission Expires: 10-28-89



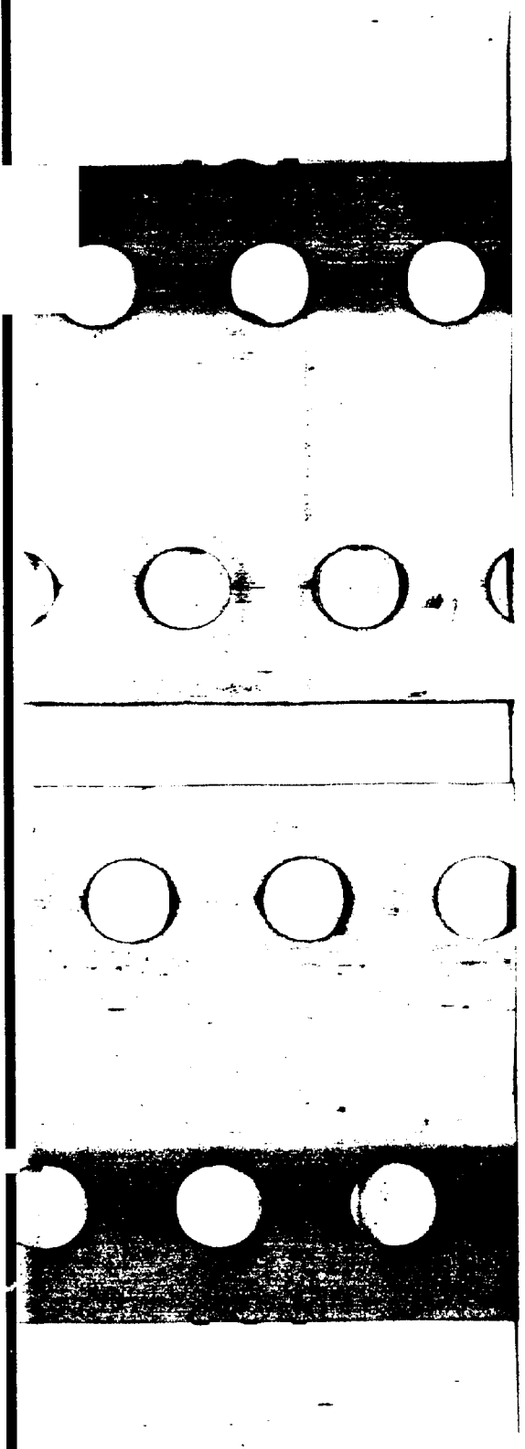
RUSH

ELVIA L. PERKINSON, REGISTER
DAVIDSON COUNTY, TN

NOV 16 12 08 PM '87

IDENTIFICATION REFERENCE

8.27.37.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7403 PAGE 939

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

584790.00- CAMT.
162.96 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 172.46-
2898A11/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 7 7

Nov 16 12 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36088