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 150-7
PARCEL 522

SUBSTITUTE TRUSTEE'S DEED

Whereas, by Deed of Trust dated April 29, 1986, and recorded in Book 6849 at Page 539 in the Register's Office for Davidson County, Tennessee, Charles R. Childers and wife, Nancy Childers and Jimmy Dunn and wife Joyce P. Dunn, conveyed the real property hereinafter described (the property) to Tim Taylor, Trustee, for the purpose of securing to Capitol Mortgage Company the payment of Deed of Trust note(s) of even date therewith wherein Charles R. Childers and wife, Nancy Childers and Jimmy Dunn and wife, Joyce P. Dunn promised to pay to Capitol Mortgage Company principal and interest thereon upon terms, all as therein set forth; and said indebtedness was conveyed from Capitol Mortgage Company to Lincoln State Savings and Loan Association, Inc. and Lincoln State Savings & Loan Association, Inc., conveyed said indebtedness by corporation assignment to Sunshine Mortgage Corporation, said assignment recorded in Book 6849, page 545, Davidson County Register's Office.

Whereas, by Substitution of Trustee, dated June 5, 1987, and recorded in said Register's Office, Davidson County, Tennessee appointed David B. Lyons as Substitute Trustee under said Deed of Trust; and

Whereas, Charles R. Childers and wife, Nancy Childers and Jimmy Dunn and wife, Joyce P. Dunn, are in default of the terms of said deed of trust note, 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 December 17, 24 and 31, 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, January 11, 1988, at 12:00 p.m. at the first floor lobby of the Courthouse for Davidson County, Tennessee.

Whereas, David B. Lyons, Agent for Sunshine Mortgage Corporation submitted the highest and best bid of $ 67,155.74 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. 65B of the Zone Lot Division of Lots 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 the same property conveyed to grantors by Deed of even date being recorded simultaneously herewith.

This is improved property known as: 3377 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 11th day of January, 1988.

David B. Lyons
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The maximum principal indebtedness for Tennessee recording tax purposes is $ 58,033.64 .

David B. Lyons
Affiant

Subscribed and sworn to before me, this the 12th day of January, 1988.

Melba Kepley
Notary Public

My Commission Expires: 10-28-89

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 12th day of January, 1988.

Melba Kepley
Notary Public

My Commission Expires: 10-28-89

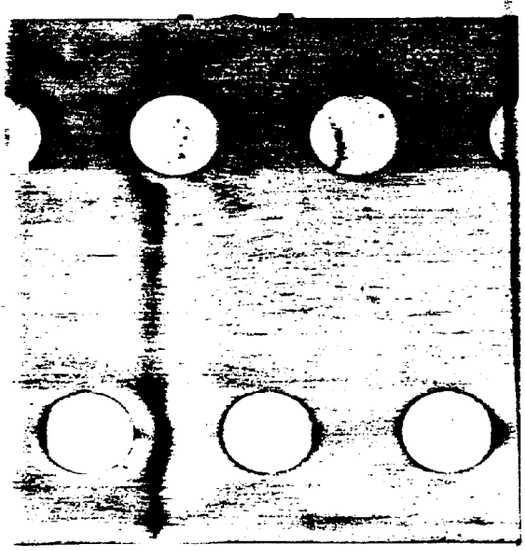
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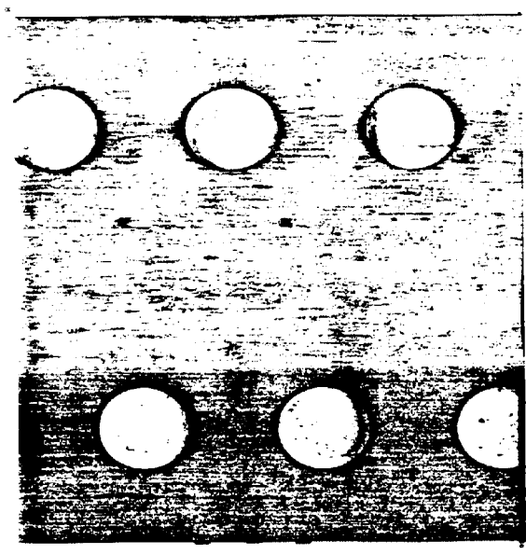
IDENTIFICATION REFERENCE

JAN 12 10 53 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58,033.64
David B. Lyons
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1988.
Deputy Register





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 250

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

CAMT 58033.64
CON TX 162.40
PRFEE 0.50
WDEED 6.00
TOTAL 168.90
CHECK 168.90

01/12/88 01 10:54 0001 7339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 7. 8. 3.

IDENTIFICATION REFERENCE

JAN 12 10 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52342