TRUSTEE'S DEED

THIS INDENTURE, made this 23rd day of March, 1989, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and LOMAS MORTGAGE USA, INC., Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 24th day of March, 1988, Ronald P. Caldwell and wife, Regina D. Caldwell, executed a Deed of Trust to Jess Hay, Trustee, to secure a Promissory Note in the original amount of $57,000.00, the same being payable to The Lomas & Nettleton Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 7499, Page 951, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 13th day of January, 1989, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in the Nashville, Davidson County, Tennessee, and described as follows; to-wit:

Being Lot No. 40 on the Plan of Section One, Golden Valley Estates, of record in Book 4175, Page 142, Register's Office for said County.

Said Lot No. 40 fronts 56.0 feet on the southerly margin of Richmond Hill Drive and extends back 137.4 feet on the easterly line and 137.55 feet on the westerly line to a dead line in the rear, measuring 56.01 feet thereon.

Being the same property conveyed to Ronald P. Caldwell and wife, Regina D. Caldwell by deed dated March 24, 1988, recorded in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record, giving the time, place and terms of sale, and

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

Mail

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA Inc.
c/o Fleet Funding
(NAME OF PERSON OR AGENCY)
P.O. Drawer F-20
Florence, S.C. 29501
(ADDRESS OF ABOVE PARTY)

PROPERTY OWNER:
Lomas Mortgage USA
P.O. Box 226407
Dallas, Texas 75222-6407

MORTGAGEE:
None

MAR 23 11 11 AM '89

R 1881

Tax Parcel No.
50-13-0
029-00

WHEREAS, on the 23rd day of March, 1989, at 10:00 a.m. at the front Court House Door of Davidson County, Tennessee, in Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 32,800.00 being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

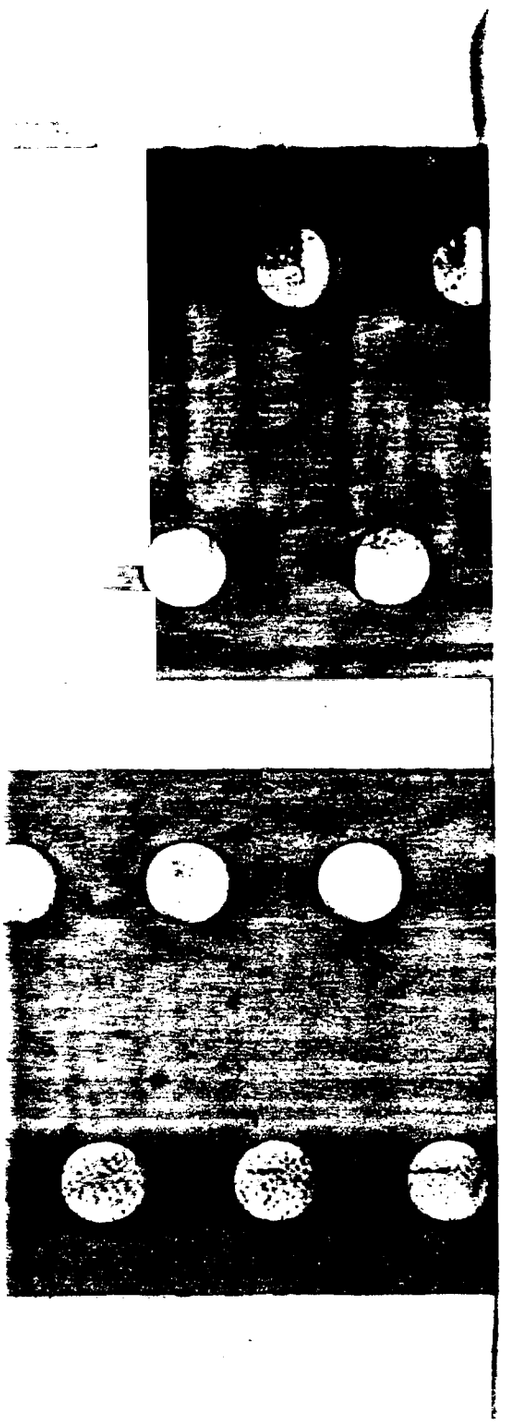
BOOK 7799 PAGE 622

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 23rd day of March, 1989.

Linda J. Webb
Notary Public
My Commission Expires: 1-23-91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32,800
Charles Child
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 1989.
Deputy Register



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

RECEIVED OF _____

FOR _____

BOOK 7799 PAGE 623

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	32800.00
CON TX	108.24
PRFEE	0.50
WDEED	6.00
TOTAL	114.74
CHECK	114.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13 0001 8456

18818

IDENTIFICATION REFERENCE

Mar 23 11 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192953