SUBSTITUTE TRUSTEE'S DEED

Map 82-7
Par 57 2

WHEREAS, on the 17th day of January, 1985, Lorenzo Knight and wife, Angela Knight, executed a Deed of Trust conveying to Douglas R. Berry, Trustee, the real estate hereinafter described to secure Mortgage Trust Company, the payment of an indebtedness in said Deed of Trust described, evidenced by a promissory note in the original amount of $34,565.00; said Deed of Trust being recorded in Book 6480, Page 206 in the Register's Office of Davidson County, Tennessee.

WHEREAS, the owner and holder of the indebtedness thereby secured, by virtue of the powers contained in said Deed of Trust and in compliance therewith, appointed the undersigned, Joe McIlvain, Jr., as Substitute Trustee, in Book 7389, Page 762, found of record in the Register's Office of Davidson County, Tennessee, said Substitute Trustee having all the powers and authority vested in the original Trustee; and

WHEREAS, default having been made in the payment of indebtedness, secured by said Deed of Trust, the undersigned, Joe McIlvain, Jr., Substitute Trustee, at the request of the holder of the indebtedness, and under and by virtue of the powers vested in me as Substitute Trustee, by said Deed of Trust, advertised the said real estate as required by law under the terms of the said Deed of Trust on November 12, 1987; November 19, 1987 and November 26, 1987 in the Nashville Record, a newspaper published in Nashville, Davidson County, TN, for sale for cash, and in bar of the equities of redemption, dower and homestead, and for the purpose of paying said indebtedness.

WHEREAS, pursuant to said advertisement, on Tuesday, December 8, 1987 at 1:00 o'clock P.M. at the South Door of the Davidson County Courthouse in the City of Nashville, Davidson County, Tennessee, I, Joe McIlvain, Jr., Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash, in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust, when the said Mortgage Investment Company of El Paso, Texas a cor-, poration, being the highest and best bidder, became the purchaser at the price of $47,452.19.

NOW, THEREFORE, in consideration of the premises, I, the undersigned, Joe McIlvain, Jr., as Substitute Trustee, do hereby sell, transfer and convey unto Mortage Investment Company of El Paso, Texas, a corporation, organized under the Laws of the State of Texas, having its principal office in the City of El Paso, County of El Paso, State of Texas, in fee simple and in bar of the equities of redemption, dower and homestead, the following described real estate:

> Being Lot N. 102 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

TO HAVE AND TO HOLD the same, together with all covenants and warranties in said Deed of Trust contained, to the said Mortgage Investment Company of El Paso, Texas, forever in fee simpsle. Said Deed of Trust recites title as unencumbered, but sale was advertised and made as Trustee only without covenants of seizin or warranties SUBJECT to any unpaid taxes or assessment owing on said property and this conveyance is made accordingly.

IN WITNESS WHEREOF, I, the undersigned, as Substitute Trustee, have hereunto set my hand at Memphis, Tennessee, this the 8th day of December, 1987.

Joe McIlvain, Jr.
Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF SHELBY :

Before me, Jennifer R. Hunderup, a notary public, duly appointed, commissioned and qualified in and for the state and aforesaid, personally appeared Joe McIlvain, Jr., Substitute Trustee, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Substitute Trustee, for the purpose and consideration therein contained.

WITNESS my hand and official seal at office in the aforesaid county and state on this the 8th day of December, 1987.

Notary Public

My commission expires:
2-2-92

THIS INSTRUMENT PREPARED BY AND MAIL TO : Joe McIlvain, Jr.,
Attorney at Law
3404 100 N. Main Bldg.
Memphis, TN 38103

PROPERTY ADDRESS: 808 Stockell St.
Nashville, TN 37202

MAIL TAX NOTICES: Mortgage Investment Company of El Paso, Texas
C/O Gulf Coast Investment Corp.
2700 Post Oak Blvd.
Suite 600
Houston, Texas 77056

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $47.45 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 this the 8 day of Dec. 1987

Notary Public

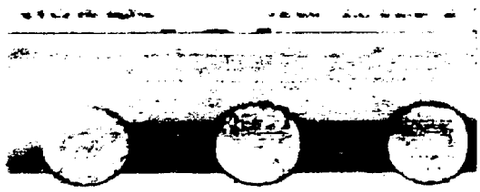
My commission expires: 2-2-92

37561

JUN 1 1 55 PM '89

MAIL ENV.

RECEIVED FROM TOWN TITLE AGENCY 143.75



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 418

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

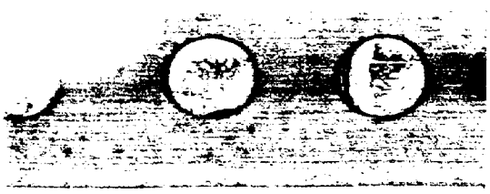
| | |
|---|---|
| CAMT | 47452.19 |
| CON TX | 156.75 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 163.25 |
| CHECK | 163.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 13:59 0001 0698

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JUN 1 1 55 PM '89



No. 215076