108-16
227

TRUSTEE'S DEED

THIS INDENTURE, made this 2nd day of June, 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: BOOK 7855 PAGE 596

That, WHEREAS, on the 18th day of December, 1986, Barbara J. VanHeyningen and Tanja N. VanHeyningen and LaDonnys D. VanHeyningen and Robert E. LaBrec and wife, Ithaca S. LaBrec, executed a Deed of Trust to Stephen R. Josleyn, Trustee, to secure a Promissory Note in the original amount of $70,791.00, the same being payable to CityFed Mortgage 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 7082, Page 423, 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 28th day of April, 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 Nashville, County of Davidson, State of Tennessee; to-wit:

Land in Davidson County, Tennessee, being Lot No. 169A of the Zone Lot Division of Lots 164 thru 171, Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 901, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara J. VanHeyningen and Tanja N. VanHeyningen and LaDonnys D. Vanheyningen and Robert E. LaBrec by Deed of record in Deed Book 7082, Page 420, Register's Office for 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

WHEREAS, on the 2nd day of June, 1989, at 1:45 p.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 $ 74,369.45 being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

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

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

MGR:
none

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA Inc.
(NAME OF PERSON OR AGENCY)
P.O. Box 226407
Dallas, Texas 75222
(ADDRESS OF ABOVE PARTY)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,369.45
Charles Child
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 89
B. Edwards
Deputy Register

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, buildirg 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)

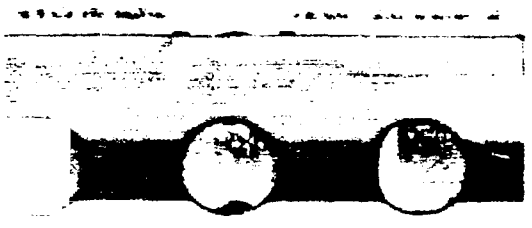
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

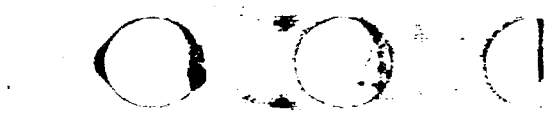
WITNESS my hand and official seal at office in Knoxville, Tennessee, this 2nd day of June, 1989.

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

37984

JUN 2 1 56 PM '89





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

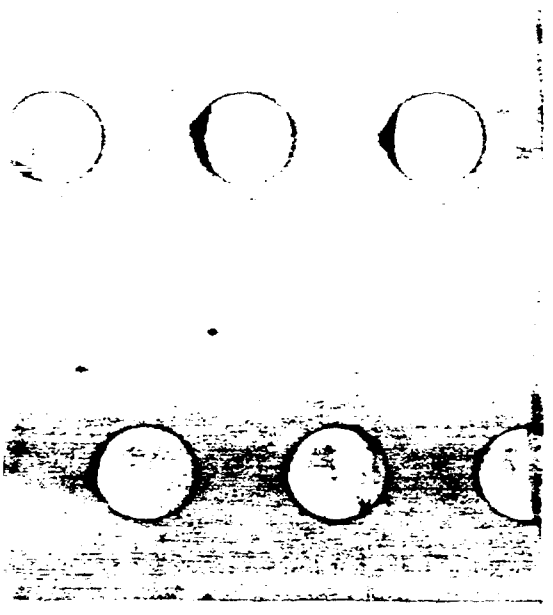
RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 598

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	74369.45
RTX	245.52
PRFEE	0.50
WDEED	6.00
TOTAL	252.02
CHECK	252.02

37.984

JUN 2 1 56 PM '89

06/02/89 01 14:00 0001 1210

No. 215577