120-2.
Page 17

TRUSTEE'S DEED

THIS INDENTURE, made this 16th day of February, 1990, 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 8047 PAGE 207

That, WHEREAS, on the 20th day of August, 1985, Brent A. Spates, executed a Deed of Trust to Jess Hay, Trustee, to secure a Promissory Note in the original amount of $40,050.00, 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 6638, Page 427, 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 12th day of January, 1990, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, described as follows; to-wit:

Being Lot No. 124 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, described more particularly as follows:

Beginning at a point in the northerly margin of Kirby Drive, the common corner of Lots 124 and 125; thence with the line between said lots northerly 145.39 feet to the southerly line of Lot No. 123; thence with the lines between Lots 123 and 124, easterly 73 feet to a point in the westerly margin of Kirby Drive; thence with the margin of the same southerly 125.35 feet to the beginning of a curve; thence around said curve southwesterly 31.4 feet to a point in the northerly margin of Kermit Drive; thence with the margin of the same westerly 53.02 feet to the beginning.

Being the same property conveyed to Brent A. Spates by deed from Lloyd Foster Smith as to a one-half interest and Charles Edward Smith as to a one-half interest recorded in Deed Book 6638, Page 424, 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

3591 02/16 0101 03CHECK 146.26

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

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA Inc.
(NAME OF PERSON OR AGENCY)
P.O. Box 226407
Dallas, Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

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

MORTGAGEE:
None

FEB 16 11 39 AM '90
DAVIDSON COUNTY TN

IDENTIF. REFERENCE

U 4 4 2 5

WHEREAS, on the 16th day of February, 1990, at 10:45 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 $ 42,244.53 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.

BOOK 8047 PAGE 208

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)

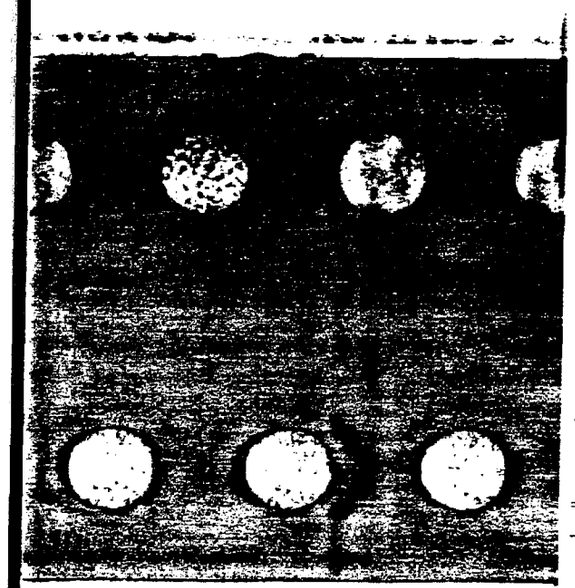
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

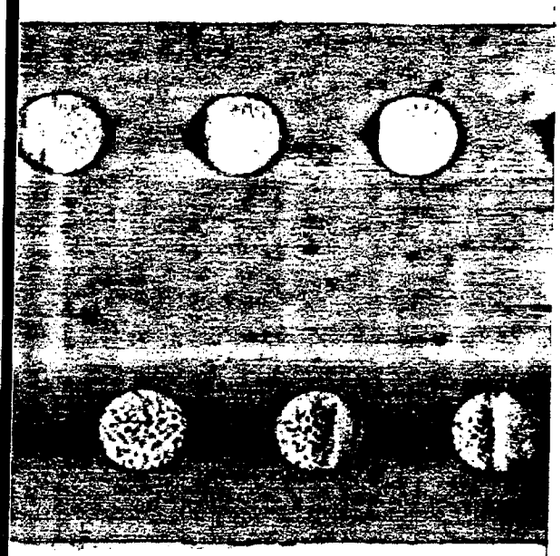
WITNESS my hand and official seal at office in Knoxville, Tennessee, this 16th day of February, 1990.

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
$ 42,244.53 Charles Child
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF Feb. 1990
D.M. Pearson
Deputy Register

NOTARY PUBLIC





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

RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 209

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42244.55
CON TX 139.26
PRFEE 1.00
WDEED 6.00
TOTAL 146.26
CHECK 146.26

02/16/90 01 11:43 0001 3591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04425

IDENTIF. T REFERENCE

FEB 16 11 38 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293583