DGMC # 5250845
CASE NAME: William M. Ewers

BOOK 8483 PAGE 259

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 16, 1986, and recorded in Book Number 7018, page 248, in the Register's Office of Davidson County, Tennessee, William M. Ewers and wife, Ann B. Ewers conveyed to Maurice D. Gilbert, Trustee, the hereinafter described property for the purpose of securing the payment of indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book Number 8204, Page 106, in said Register's Office; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provision of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provision of said Deed of Trust by which advertisement the sale was appointed to be held on the 7th day of November, 1991, at the south door of the Metro Courthouse, Nashville, Davidson County, Tennessee; and;

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Deposit Guaranty Mortgage Company for the sum of One Hundred Nineteen Thousand and 00/100 ($119,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Deposit Guaranty Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee, does hereby grant, bargain, sell and convey to the said Deposit Guaranty Mortgage Company in fee simple forever, the property above mentioned and now further being described as being in Nashville, Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of Glen Echo Subdivision, as of record in Plat Book 1424, Page 52, Register's Office for said County, to which plan reference is made for a more complete description.

The above is the same property description as previous deed of record in Book 7018, Page 248, in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges, appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Deposit Guaranty Mortgage Company, its successors and assigns, in fee simple forever, to whom the undersigned Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Substitute Trustee, has hereunto set his hand and seal this 7th day of November, 1991.

MARVIN POSNER, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Posner known to me to be the person or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 7th day of November, 1991.

Notary Public

My Commission Expires:
May 2, 1995

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pat Blanchard
Affiant

Subscribed and sworn to before me this 7th day of November, 1991.

Notary Public

My Commission Expires:
May 2, 1995

PROPERTY ADDRESS:
1776 Hillmont Drive
Nashville, Tennessee 37215

PROPERTY OWNER:
Deposit Guaranty Mortgage Company

MAP NUMBER: 117-15-10

MAIL TAX NOTICES TO:
Deposit Guaranty Mortgage Company
P.O. Box 1193
Jackson, Mississippi 39215-1193

PREPARED BY AND RETURN TO:
Marvin Posner, Attorney
860 Ridge Lake Blvd. Suite 390
Memphis, Tennessee 38120

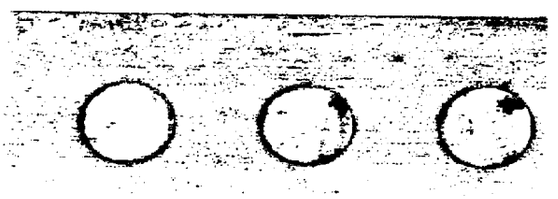
6 1 0 2 8.

IDENTIFICATION REFERENCE

Nov 11 9 13 AM '91

MAIL ENV.

8121 11/11 0101 03CHECK 447.30

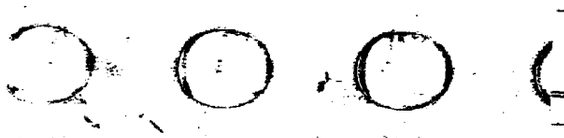


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8483 PAGE 261



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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	6.00
			TOTAL	447.30
			CHECK	447.30
11/11/91	01		09:13 0001	8121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6.1028

IDENTIFICATION REFERENCE

Nov 11 9 13 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 475241