PREPARED BY:
STEITEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

BOX 15

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 20, 1980, and recorded in Book 5617, Page 742, Register's Office, Davidson County, Tennessee.

BOOK 8792 PAGE 975

WHEREAS, by instrument recorded in the Register's Office of Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust nominated and appointed J. William Lincoln, III, as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, provisions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire indebtedness due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Substitute Trustee to sell said property; and

WHEREAS, I, the undersigned Substitute Trustee, did give twenty-one (21) days notice of time, place and terms of the sale by an advertisement in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the edition of said newspaper under the dates of October 22nd, October 29th, and November 5th, 1992, stating that on November 16, 1992, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 10:00 a.m., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and all prior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Magnolia Federal Bank for Savings for $ 38,581.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF the sum of the

highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell and by these presents transfer and convey unto the said Magnolia Federal Bank for Savings (hereinafter referred to as Grantee), Grantee's heirs, successors and assigns, the following described property, to-wit:

BEING the northwesterly 30 feet on Lot No. 34 and all of Lot No. 35, on the Plan of J.H. Gothard's Subdivision, of record in Plat Book 547, Page 79, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William C. White et ux Dottie Sue White by deed from Gordon E. Morrow and wife, Lois S. Morrow, of record in Book 5617, Page 739, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns forever, but subject to said unpaid real estate taxes and all prior liens of record.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 16th day of November, 1992.

J. William Lincoln III

J. WILLIAM LINCOLN, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, J. William Lincoln, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 16th day of November, 1992

Patricia A. Russell
NOTARY PUBLIC

My Commission Expires: 11/2/92

NOTARY PUBLIC

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,581.00 ; this was a foreclosure sale and no consideration was exchanged.

A. William Lincoln III
AFFIANT

Subscribed and sworn to before me, this the 16th day of November. 1992

Patricia A. Pierce
NOTARY PUBLIC

My Commission Expires: 11/21/93

Map & Parcel No. 3DZ 52602
52-9 158

Tax bills should be sent to: Magnolia Federal Bank for Savings
130 West Front Street
Hattiesburg, Mississippi 39403-4700

66928

IDENTIFICATION REFERENCE

Nov 20 3 45 PM '92

[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

9699 11/20 0101 03CHECK 159.82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8792 PAGE 979

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 38581.00
				CON TX 142.82
				PRFEE 1.00
				WDEED 16.00
				TOTAL 159.82
				CHECK 159.82
			11/20/92 01	15:44 0001 9699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 9 2 8.

IDENTIFT REFERENCE

Nov 20 3 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593441