This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Margaretten & Company, Inc.
205 Smith Street
Perth Amboy, NJ 08861

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Map and Parcel
73-15-28

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated October 17, 1986, to J. R. Cannon, Trustee, executed by Alline S. McDowell, as same appears of record in Book 7014, page 966, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Jean P. Shearer, as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8751, page 796, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on December 31, 1992, and subsequent insertions appearing on January 7, 1993 and January 14, 1993, 1992, giving the time, terms, place of sale and description of Virginia the real estate; and

WHEREAS, on January 22, 1993, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to MARGARETTEN & COMPANY, INC., Successor in interest to NationsBanc Mortgage Corporation of Virginia at and for the sum of Seventy One Thousand Nine Hundred Sixty Five and 90/100 ($71,965.90) Dollars, which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of Virginia the premises and the payment by MARGARETTEN & COMPANY, INC., Successor in interest to NationsBanc Mortgage Corporation of Virginia, of the sum of money so paid, receipt of which is hereby

acknowledged, the undersigned, Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MARGARETTEN & COMPANY, INC., Successor in interest to NationsBanc Mortgage Corporation of Virginia, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3-B, Zone Lot Division of Lots 2 and 3, Talley Green, of record in Book 6250, page 73, as amended in Book 6250, page 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Alline S. McDowell by deed from G. T. Scott and wife, Frances Scott of record in Book 7014, page 963, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Tally Green Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MARGARETTEN & COMPANY, INC., Successor in interest to NationsBanc Mortgage Corporation of Virginia, its successors and assigns, in fee simple forever. The said Jean P. Shearer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 26th day of January, 1993.

8 7 0 6 8

IDENTIFI REFERENCE

JAN 28 3 38 PM '93

DAVIDSON COUNTY, TN

Jean P. Shearer

JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of January, 1993.

Vicki A. Jones

NOTARY PUBLIC

My commission expires: 9-16-95

22 101 RECEIPT 27940

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $71,965.90.

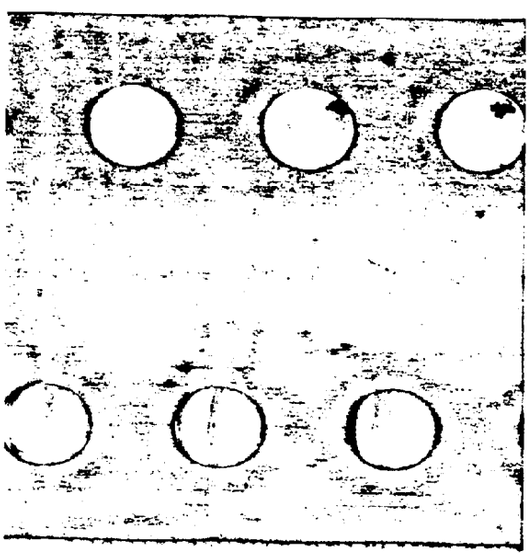
Jan P Shearon
Affiant

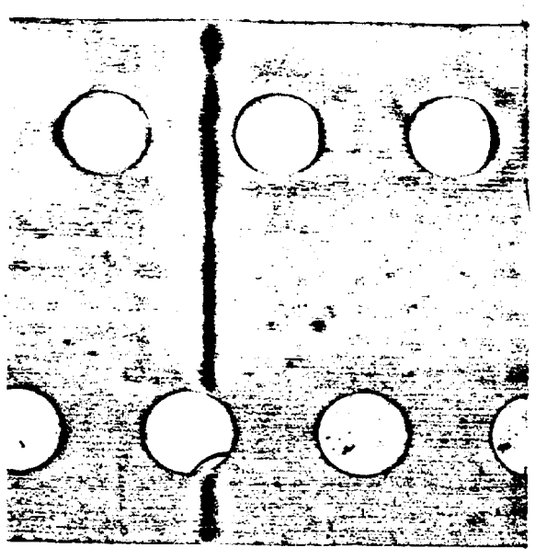
Sworn to and subscribed before me,
this 21st day of January, 1993.

Debi A. Jones
Notary Public

My commission expires: 9-16-95

5:MJP0126936.jp





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 71965.90
CON TX 266.40
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
TOTAL 12.00
TOTAL 279.40
CHECK 279.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/28/93 01 15:36 0001 0874

8 7 0 6 8

IDENTIFICATION REFERENCE

JAN 28 3 38 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 615574