ATTORNEYS AT LAW
2001 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

BOX 15

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 9, 1979, and recorded in Book 5434, Page 614, Register's Office, Davidson County, Tennessee.

BOOK 8576 PAGE 634

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 January 14th, January 21st, and January 28th, 1993, stating that on February 16, 1993, 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 Federal Home Loan Mortgage Corporation for $ 36,494.04, 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 Federal Home Loan Mortgage Corporation (hereinafter referred to as Grantee), Grantee's heirs, successors and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 44 Building No. 17 in a Horizontal Property Regime, located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Exzava L. DeBerry and wife, Shelia R. DeBerry by deed from James M. Copeland and wife, Linda B. Copeland of record in Book 5434, Page 611, Register's Office for 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 February, 1993

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 11th day of February, 1993.

Patricia A. Pierce
NOTARY PUBLIC

My Commission Expires: 1-25-93

STATE OF TENNESSEE

BOOK 8870 PAGE 637

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,494.00; this was a foreclosure sale and no consideration was exchanged.

A. William Lincoln III
AFFIANT

Subscribed and sworn to before me, this the 14th day of January, 1993.

Patricia A. Hicks
NOTARY PUBLIC

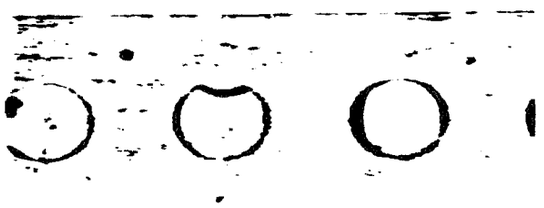
My Commission Expires: 1-25-97

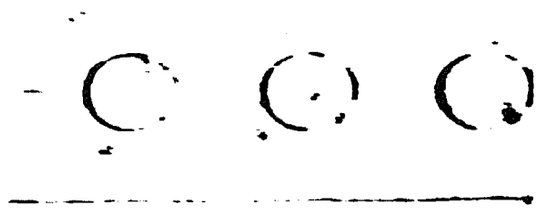
Map & Parcel No.

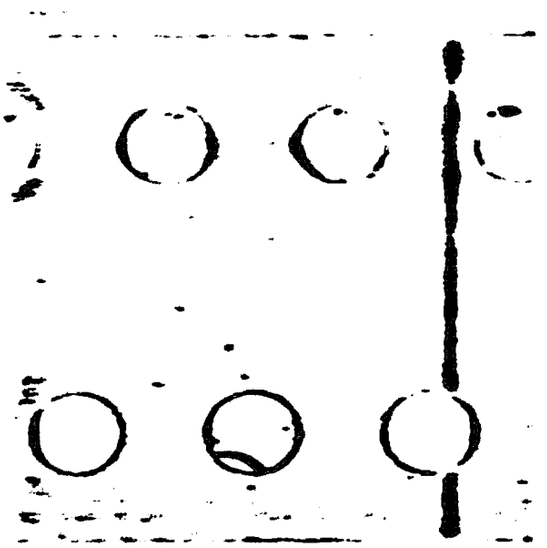
Tax bills should be sent to: Magnolia Federal Bank for Savings
130 West Front Street
Hattiesburg, Mississippi 39403-4700

94469

FEE 22 3 00 PM '93







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

RECEIVED OF _____

FOR _____

BOOK 8870 PAGE 635

CD CONVEYANCE	QC CERTIFIED COPY	MISC MISCELLANEOUS
MD MORTGAGE	REL RELEASE	CO TX STATE TAX COUNTY
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
			JAMT	36494.00
			CO TX	135.00
			PRFEE	1.00
			MEMO	16.00
			TOTAL	152.00
			CHEC	152.00

2 23 93 01 15:16 3001 9977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94468

IDENTIFICATION REFERENCE

Feb 22 3 03 PM '93

Register's Office
Davidson County, Tn

No. 621333