This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

mail to:

Tennessee
MAP 108-16-133.10 GD 77628

John E. Ruston
FUMC #B14-995666

BOOK 8933 PAGE 620

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 19, 1991, and recorded in Book 8313, Page 579 in the Register's Office of Davidson County, Tennessee, John E. Ruston and Barbara A. Ruston, husband and wife, conveyed to John Ruston, Trustee(s), the hereinafter described property for the purpose of securing the payment of the 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 8837, Page 295 in the Register's Office of said County; 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 provisions 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 provisions of said Deed of Trust by which advertisement the sale was appointed to be held on February 17, 1993, at the main (south) door of the Courthouse of 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 sale First Union Mortgage Corporation, a corporation whose address is P.O. Box 29544, Raleigh, NC 27626-0544 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty Thousand One Hundred Fifty and no/100 Dollars; 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 property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Union Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said First Union Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 53, Final Subdivision Plat of Section IV, Lakeview Hills, of record in Book 5200, Page 642, Register's Office, Davidson County, Tennessee.

John E. Ruston and wife Barbara A. Ruston obtained title to the above referenced real estate by Deed of record in Book 8313, Page 576, Register's Office of Davidson County, Tennessee.

150.63

IDENTIFICATION REFERENCE

MAY 3 10 00 AM '93

DAVIDSON COUNTY, TN

3091 05/03 0101 03CHECK 194.55

Subject to any unpaid taxes.

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 First Union Mortgage Corporation, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	49,407.10
	$50,150.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on February 17, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 17, 1993 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 28 1995

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1404 Trade Winds Ct.,
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

First Union Mortgage Corporation
P.O. Box 29544
Raleigh, NC 27626-0544

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 50,150.00

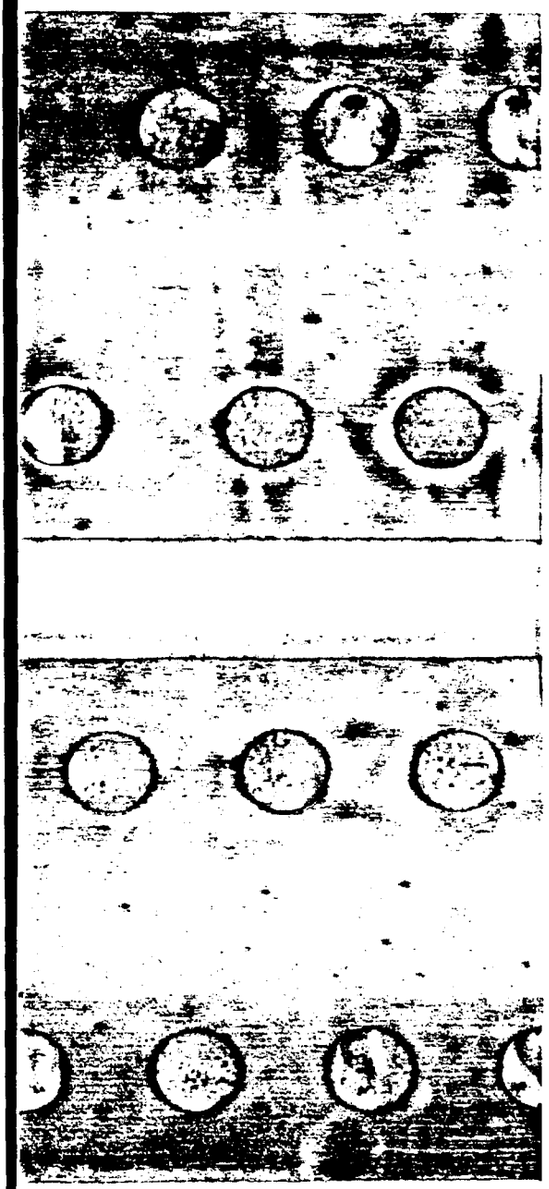
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1993

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 28 1995

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



RECEIVED OF _____

FOR _____

BOOK 8933 PAGE 622

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 50150.00
CON TX 185.55
PRFEE 1.00
WDEED 8.00
TOTAL 194.55
CHECK 194.55

05/03/93 01 09:58 0001 8091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1506.3

IDENTIFICATION REFERENCE

MAY 3 10 01 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 646234