Box 43

BOOK 8945 PAGE 193

TRUSTEE'S DEED

1853 05/11 0101 03CHECK 257.27

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Long
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor-Trustee

to

Lomas Mortgage USA
1600 Viceroy Drive
P. O. Box 226407
Dallas, Texas 75222-6407
SEND TAX BILLS HERE
NO MORTGAGEE

Map #108-16
Parcel #287
Field Book #03D 91548

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WHEREAS, Cindy Lanahan and Leah Beth Browning, both parties unmarried, executed a deed of trust on the 23rd day of May, 1986, which was recorded in Book 6891, Page 61, re-recorded in Book 7024, Page 302, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8900, Page 529, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: May 10, 1993 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Lomas Mortgage USA, being the highest and best bidder at said sale with a bid of SIXTY SEVEN THOUSAND SEVENTY EIGHT AND 51/100 DOLLARS ($67,078.51), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY SEVEN THOUSAND SEVENTY EIGHT AND 51/100 DOLLARS ($67,078.51), paid by Lomas Mortgage USA, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Lomas Mortgage USA, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot 40-B, Zone Lot Division of lots 31, 40 of Section 2 and 39 of Section 2 Revised, Lakeview Hills, Section Two of record in Plat Book 6250, Page 325 amending Plat Book 5800, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Lanahan and Leah Beth Browning, both parties unmarried, by deed of record in Book 6891, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3240 Priest Woods Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Lomas Mortgage USA, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Lomas Mortgage USA, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

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

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 10th day of May, 1993.

Michael J. Philbin, Successor-Trustee
Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the 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 Nashville, Tennessee, this 10th day of May, 1993.

Janice M. Cheng
NOTARY PUBLIC

JANICE M. CHENG NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $67,078.51.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of May, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

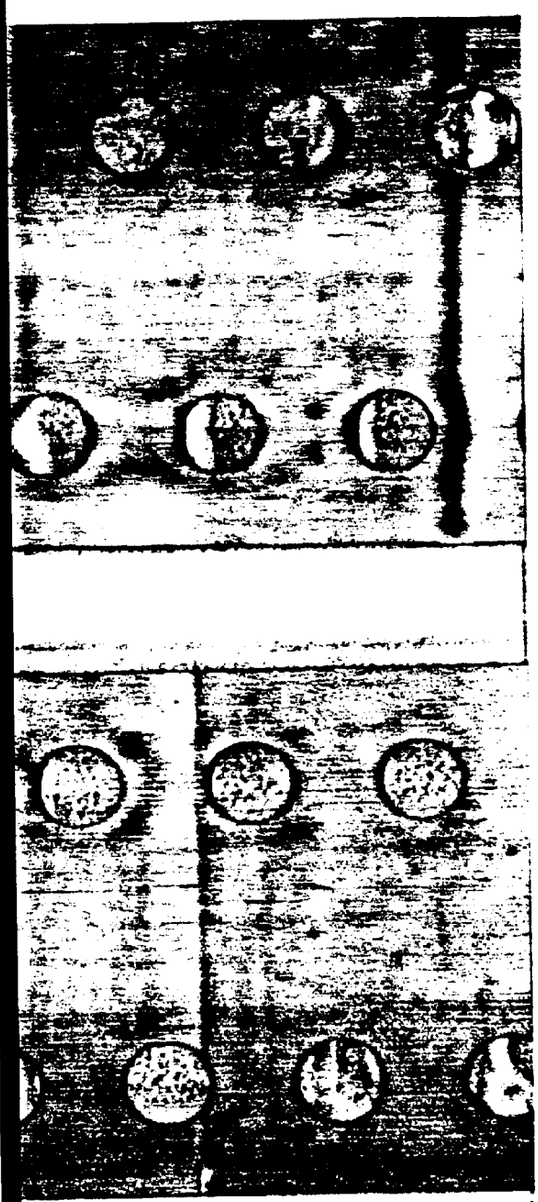
JANICE M. CHENG NOTARY PUBLIC

18533

IDENTIFICATION REFERENCE

MAY 11 3 30 PM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8945 PAGE 195

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 67078.51
				CON TX 248.27
				PRFEE 1.00
				WDEED 8.00
				TOTAL 257.27
				CHECK 257.27
05/11/93	01			15:29 0001 1853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1'8533'

IDENTIFICATION REFERENCE

MAY 11 3 30 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 649951