THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

93 JUN 18 PM 2:51
9465 06/18 0101 03CHECK 16.25
EFFIE Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

32072
IDENTIF. ↑ REFERENCE

NAME: Lawrence Warner Lepley, Jr. and Brenda H. Lepley
S&K#: 92-0977
LOAN#: 1063817

SUBSTITUTE TRUSTEE'S DEED BOOK 8986 PAGE 886

WHEREAS, by Deed of Trust dated August 19, 1987, recorded in Book 7334, Page 692, Register's Office of Davidson County, Tennessee, Lawrence Warner Lepley, Jr. and wife, Brenda H. Lepley, conveyed to Jackson W. Moore, Trustee, 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 8733, Page 615, in the Register's Office of Davidson County, Tennessee; said Note and Deed of Trust was subsequently assigned by Resolution Trust Corporation as Receiver for Germantown Trust Savings Bank (Grantor) to EMC Mortgage Corporation (Grantee) by Assignment recorded in Book 8963, Page 962; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, JUNE 16, 1993**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to EMC Mortgage Corporation, whose address is P. O. Box 141358, Irving, Texas 75014-1358, at and for the sum of $402,480.74, that being the highest and best bid offered; 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 EMC Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said EMC Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Brentwood, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bokor Heights, Section 2, of record in Plat Book 4300 at page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7334, Page 692, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7334, Page 692, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7334, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d)(1). Attached hereto is a copy of said notice.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto EMC Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of June, 1993, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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

TIFFANY STERLING
NOTARY AT LARGE
STATE OF TENNESSEE
My Commission Expires 8-26-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $402,480.74, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
STATE OF TENNESSEE
My Commission Expires 8-26-96

PROPERTY ADDRESS: 5620 S. Hillview Drive, Brentwood, Tennessee 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EMC Mortgage Corporation
P. O. Box 141358
Irving, Texas 75014-1358

S & K #:92-0977
Map & Parcel - 160-128

LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

May 4, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 888 017

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Lawrence Warner Lepley, Jr. and wife, Brenda H. Lepley to Jackson W. Moore, Trustee, dated August 19, 1987, recorded in the Register's Office of Davidson County, Tennessee, in Book 7334, Page 692, has been requested by the noteholder, Resolution Trust Corporation as Receiver for Germantown Trust Savings Bank, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Book 8676, Page 879.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bokor Heights, Section 2, of record in Plat Book 4300 at page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on Wednesday, June 16, 1993, 10:00 a.m., Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$ 337,989.90
Interest from 6/91-6/93	$ 47,752.50
Late charges	$ 3,358.00
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 32.00
State tax	$ 1,287.11
TOTAL	$ 391,319.51

Enclosed is a copy of the Warranty Deed and Deed of Trust.

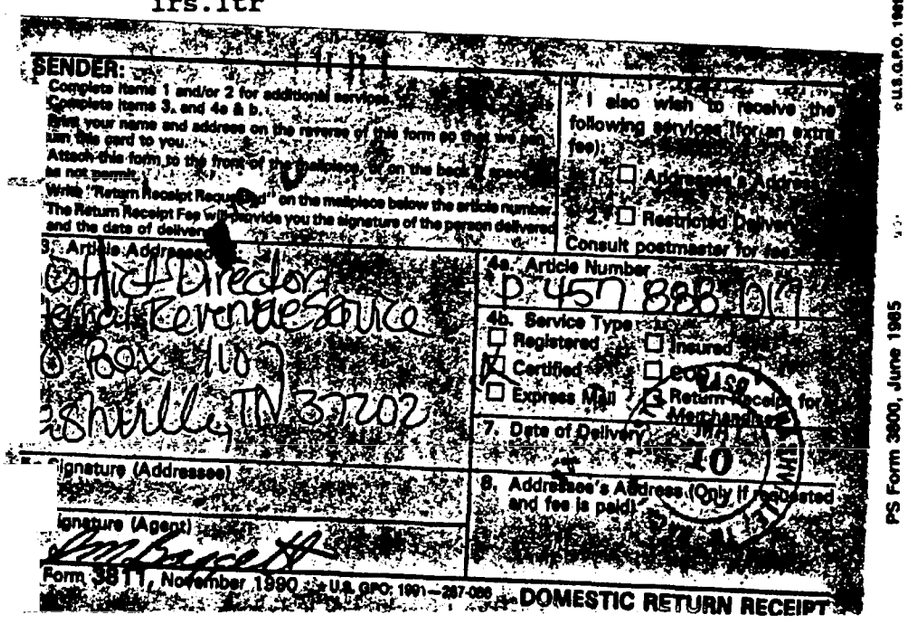
If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch
Enclosures
cc: EMC Mortgage Corporation

irs.ltr



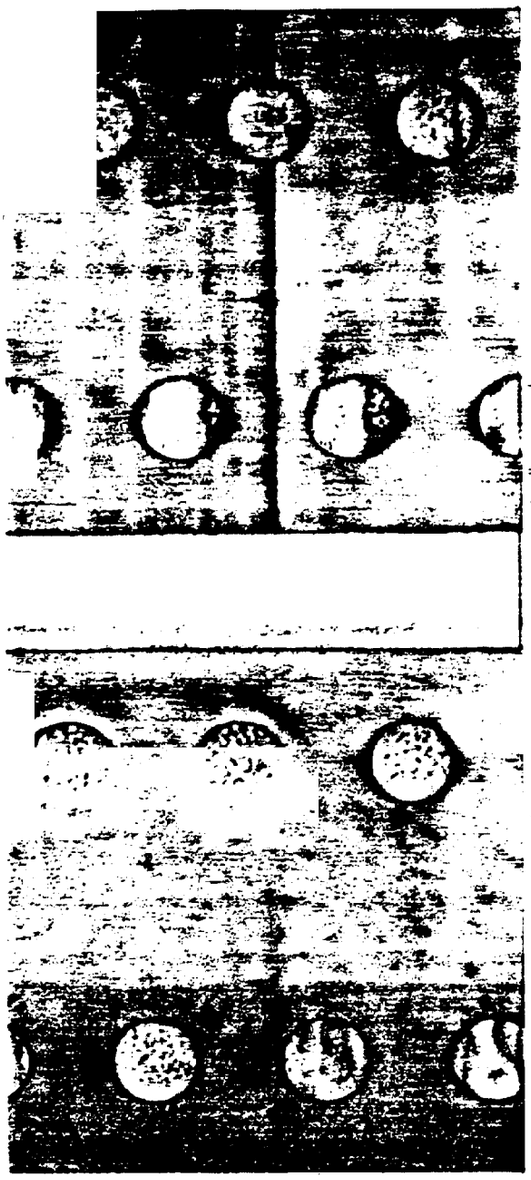
P 457 888 017

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to District Director IRS	
Street and No.	
P.O., State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date 5-4-93	

PS Form 3800, June 1985 * U.S.G.P.O. 1985-224-566

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



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

RECEIVED OF _____

FOR _____

BOOK 8986 PAGE 890

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 402480.74
				CON TX 1489.25
				PRFEE 1.00
				MDEED 16.00
				TOTAL 1506.25
				CHECK 1506.25
06/18/93	01			14:51 0001 9465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32072
IDENTIF. ✦ REFERENCE

93 JUN 18 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664719