TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of January, 1994, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and LOMAS MORTGAGE USA, INC., Party of the Second Part.

BOOK 9214 PAGE 803

WITNESSETH:

That, WHEREAS, on the 15th day of December, 1986, Catherine Lee Sanders and Stephen L. McPherson, executed a Deed of Trust to Stephen R. Josleyn, Trustee, to secure a Promissory Note in the original amount of $71,310.00, the same being payable to CityFed Mortgage Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 7090, Page 535, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 18th day of November, 1993, in Book 9156, Page 560, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Nashville, County of Davidson, State of Tennessee; to-wit:

Land in Davidson County, Tennessee, being Lot No. 58B Zone Lot Division East Lake Section III, as of record in Plat Book 6250, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stella C. Barnett by Catherine Lee Sanders and Stephen L. McPherson by Deed dated July 3, 1992, recorded in Book 8670, Page 283, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 7th day of January, 1994, at 12:00 noon at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 71,620.95 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

PROPERTY OWNER:

Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222-6407

MORTGAGEE:

- NONE -

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Lomas Mortgage USA, Inc.
(NAME OF PERSON OR AGENCY)
P.O. Box 226407
Dallas Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

MAP PARCEL NO: MAP 108-12
Parcel 128
3D-86243

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child

SUBSTITUTE TRUSTEE

BOOK 9214 PAGE 804

STATE OF TENNESSEE)
) ss.
COUNTY OF)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 7th day of January, 1994.

Linda L. Webb

NOTARY PUBLIC
My Commission Expires: 12-20-94

05498
IDENTIF. & REFERENCE

94 JAN -7 PM 1:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 11,620.75

Charles Child
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January 1994

D. Creighton
Deputy Register

7390 01/07 0101 03CHECK 273.92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9214 PAGE 805

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 71620.95
CON TX 264.92
PRFEE 1.00
WDEED 8.00
TOTAL 273.92
CHECK 273.92

01/07/94 01 13:04 0001 7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ♦ REFERENCE 05498

94 JAN -7 PM 1:03

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 743405