TRUSTEE'S DEED

THIS INDENTURE, made this 25th day of March, 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.

WITNESSETH: BOOK 9289 PAGE 512

That, WHEREAS, on the 15th day of July, 1985, Steven P. Happ and wife, Frances Y. Happ, executed a Deed of Trust to Phillip E. Hill, Trustee, to secure a Promissory Note in the original amount of $33,527.00, the same being payable to Provident Mortgage Corporation, 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 6607, Page 771, 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 23rd day of February, 1994, in Book 9256, Page 149, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "G" on the Plan of East Wood Addition, as of record in Book 332, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bobby G. Johnson and wife, Mary Frances Johnson by Deed recorded on 4/22/86 in Book 6834, Page 993, in the Register's Office of Davidson County, Tennessee.

The Grantors herein also convey their rights to a driveway easement conveyed to Grantors by an instrument of record in Book 6538, Page 620, Register's Office for 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 25th day of March, 1994, at 10:45 a.m. 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 $ 36,910.42, 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

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

Mail

MORTGAGEE:
- NONE -

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: 82-8
PARCEL: 335

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

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

BOOK 9289 PAGE 513

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 25th day of MARCH, 1994.

Linda J. Webb

NOTARY PUBLIC

My Commission Expires: 12-20-94.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32,418.42

Charles Child
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March 1994.

B. Edwards
Deputy Register

NOTARY PUBLIC DAVIDSON CO. TENN.

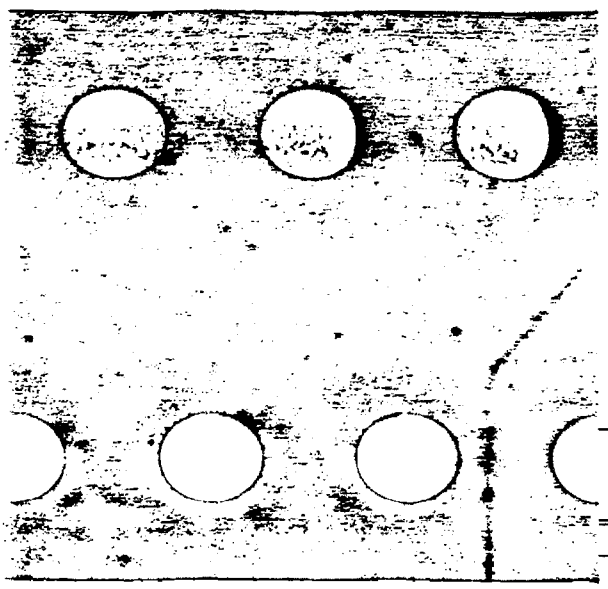
31542

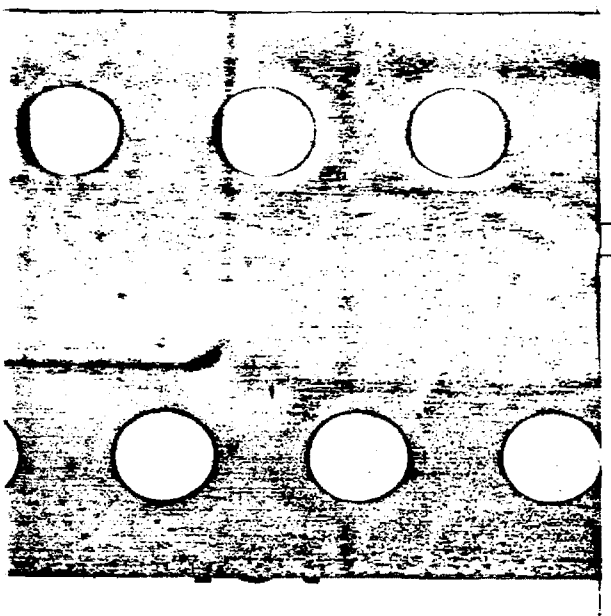
IDENTIF. & REFERENCE

94 MAR 25 AM 11:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5733 03/25 0101 03CHECK 145.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9289 PAGE 514

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	3690.42
			CON TX	136.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	145.53
			CHECK	145.53
03/25/94	01		11:00 0001	5908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31542
IDENTIF. ↑ REFERENCE

94 MAR 25 AM 11:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 771217