(C79715180)
This Instrument was prepared by (AND RETURN TO): **CRISLIP, PHILIP & ASSOCIATES, Jefferson Plaza Building, Suite 300, 147 Jefferson Avenue, Memphis, Tennessee 38103** (901) 525-2427

SUBSTITUTE TRUSTEE'S DEED

On the 12th day of July 1989, **ANDREW JACKSON GANTT, III AND WIFE, HORTENSE GANTT, PHILLLIP WAYNE GANTT AND ANNIE PEARL GANTT SLATER**, executed a Deed of Trust to First Title Corporation as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 7889, Pages 461-463** and John B. Philip of Shelby County, Tennessee was substituted in its place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Book 9294, Page 112-113.**

The property is known as **4068 BOYD DRIVE, NASHVILLE, DAVIDSON** County, Tennessee and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the NASHVILLE RECORD newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on April 14, 1994; April 21, 1994; and April 28, 1994. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was **MONDAY, MAY 9, 1994** at 10:00 o'clock and at the place mentioned in the advertisement which was the south lobby at the south steps of the Davidson County Courthouse in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **NATIONSCREDIT FINANCIAL SERVICES CORPORATION**, at and for the sum of Twenty Thousand and 00/100 ($20,000.00) Dollars, which was the highest and best valid bid offered, and the purchaser, **NATIONSCREDIT FINANCIAL SERVICES CORPORATION**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOTICE: This property is encumbered by two (2) liens or claims of liens filed by the State of Tennessee, TAX ENFORCEMENT DIVISON, in the Register's Office of Davidson County, Tennessee in Book 8293, Page 222 and Book 8874, Page 480. Notice of the Substitute Trustee's foreclosure sale has been given to the State of Tennessee, Tax Enforcement Division, in accordance with T.C.A. 67-1-1433 (b)(1). Sale of this property shall be subject to the preemption rights of the State of Tennessee as provided for in T.C.A. 67-1-1433 (c) (1). A copy of the notice sent and response received is attached as Exhibit "A".

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **NATIONSCREDIT FINANCIAL SERVICES CORPORATION**, the property above mentioned and now more fully described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 140 on the Plan of Haynes Estates, Section III, as of record in Book 4175, Page 80, Register's Office of said County. Said Lot No. 140 fronts 70 feet on the easterly side of Boyd Drive and runs back between lines, 193.94 feet on the northerly side and 105.12 feet on the southerly side, to a line at the rear on which it measures 127.07 feet thereon.
>
> Parcel No. 59-09-85.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 11th day of May, 1994

JOHN B. PHILIP
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of May, 1994, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same 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 25, 1998

AFFIDAVIT OF VALUE

BOOK 9344 PAGE 527

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Twenty Thousand and 00/100 ($20,000.00) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 11th day of May, 1994.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 25, 1998

FOR REGISTER'S USE ONLY

Property known as: 4068 Boyd Drive
Nashville, TN 37218

Send Tax Notice to: NationsCredit Financial Services Corporation
International Common Market
809 Bell Road
Antioch, TN 37013-3012

LAW OFFICES
Cristlip, Philip & Associates
JEFFERSON PLAZA BLDG., SUITE 300
147 JEFFERSON AVENUE, MEMPHIS, TENNESSEE 38103
PHONE (901) 525-2427
FAX (901) 521-9306

James Allen Cristlip
John B. (Bucky) Philip

April 8, 1994

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 897 903 297

Mr. Wilbur E. Hooks
State of Tennessee
TAX ENFORCEMENT DIVISION
Nashville, Tennessee 37245-3545

BOOK 9344 PAGE 528

RE: NationsCredit Financial Services Corporation vs.
Andrew Jackson Gantt, III; Hortense Gantt; Phillip Wayne Gantt and Annie Pearl Gantt Slater
Instrument Nos.: Book 8293, Page 222
Book 8874, Page 480
Lien I.D. No. : 91043020

Dear Mr. Hooks:

We are commencing foreclosure on real estate owned by Andrew Jackson Gantt, III; Hortense Gantt; Phillip Wayne Gantt and Annie Pearl Gantt Slater, 4068 Boyd Drive, Nashville, Tennessee 37218, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Haynes Estates, Section III, as of record in Book 4175, Page 80, Register's Office for said County. Said Lot No. 140 fronts 70 feet on the easterly side of Boyd Drive and runs back between lines, 193.94 feet on the northerly side and 105.12 feet on the southerly side, to a line at the rear on which it measures 127.07 feet thereon.

We do not have an abstract but a foreclosure reference reveals that the property was conveyed to Andrew Jack Gantt and wife, Ola Mae H. Gantt by deed from W. L. Bainbridge Company, dated April 10, 1970, recorded May 25, 1970, Book 4419, Page 837, Register's Office for Davidson County, Tennessee. The said Andrew Jackson Gantt, Jr. died December 12, 1976, thereby vesting title in Ola Mae H. Gantt who died March 9, 1980. The said Ola Mae H. Gantt died intestate and was survived by Andrew Jackson Gantt, III, a son, Phillip Wayne Gantt, a son and Annie Pearl Gantt Slater, a daughter. Affidavits of Heirship of record in Book 4419, Page 837, Book 5947, Page 646, Book 5947, Page 642, Book 5947, Page 640 and Book 5947, Page 638, Register's Office for Davidson County, Tennessee.

A first mortgage is held by NationsCredit Financial Services Corporation dated July 12, 1989, recorded July 14, 1989 in Book 7889, Page 461. The balance is set out below.

There appears of record a second mortgage and the original holder is shown as Holin Lee & John P. Payne, Sr. with Glenn H. Park as Trustee. This deed is dated July 28, 1989 and recorded in Book 7901, Page 13 in the original amount of $34,500.00. The current balance is unknown.

The next instruments of record are two (2) State of Tennessee, Tax Enforcement Division, tax liens. The pertinent information is as follows:

Instrument No.	Account No.	Date Filed
Book 8293, Page 222 (filed against Andrew Gantt, III; Hortense A. Gantt dba Porter Road Foodland)	2-621400755-001-2	02/15/91
Book 8874, Page 480 (filed against Andrew Gantt and A & H Market and Hortense Gantt)	1-411021583-001-5	02/20/93

We are enclosing two (2) copies of the State of Tennessee, Tax Enforcement tax liens of record.

The next instrument of record is a judgement lien held by Third Nations Bank in Nashville, filed on May 20, 1993 and recorded in Book 8954 at Page 454 in the amount of $ 734.14 plus costs. The lien is filed against Andrew Jackson Gantt, III, individual and dba Porter Road Foodland.

We do not have a current appraisal and the current value is unknown. Our client does not desire to venture an opinion.

The amount due our client is approximately $40,412.41 and is broken down as follows:

Principal Balance	$38,967.41
Attorney Fee (Estimated)	1,000.00
Publication (Approx.)	400.00
Foreclosure Reference	35.00
Miscellaneous	10.00

EXHIBIT "A"

BOOK 9344 PAGE 529

We are commencing to advertise and sell the above property for cash to the highest and best bidder at a Trustee's Foreclosure Sale to be held on MONDAY, MAY 9, 1994 at 10:00 o'clock noon at the South Lobby of the Davidson County Courthouse, Nashville, Tennessee.

The notice requirements of T.C.A. 35-5-104 (a) and T.C.A. 67-1-1433 (b)(c)(1) are being complied with.

We trust the foregoing complies with the requirements of T.C.A. 67-1-1401 et seq. and you will see your way clear to consent to the sale of this property free of the State of Tennessee tax lien.

Sincerely yours,

John B. Philip

/lks
Enc.
cc: NationsCredit Financial Services Corporation

49867
IDENTIFICATION REFERENCE
MAIL ENV.
94 MAY 13 PM 1:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 4, 1994

Mr. John P. Philip
Crislip, Philip & Associates
Jefferson Plaza Building, Suite 300
147 Jefferson Avenue
Memphis, Tennessee 38103

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
Andrew and Hortense Gantt
Account Number: 1-411021583-001-5
2-621400755-001-2

Dear Mr. Philip:

This is in response to your letter dated April 8, 1994 concerning a foreclosure sale of property owned by Andrew and Hortense Gantt.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of May 20, 1994 is $15,776.00. 5841 05/13 0101 03CHECK 91-00

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

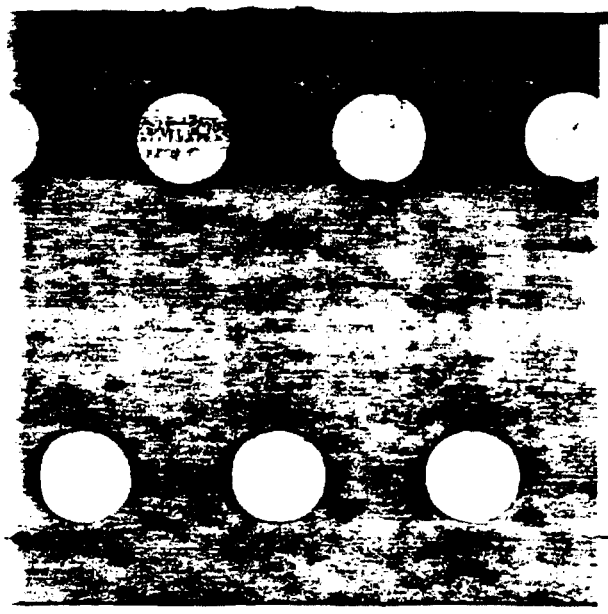
Sincerely,

John S. Peeler, Director
Revenue Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region
Joe Cuccia, Revenue Enforcement Supervisor, Nashville Region



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

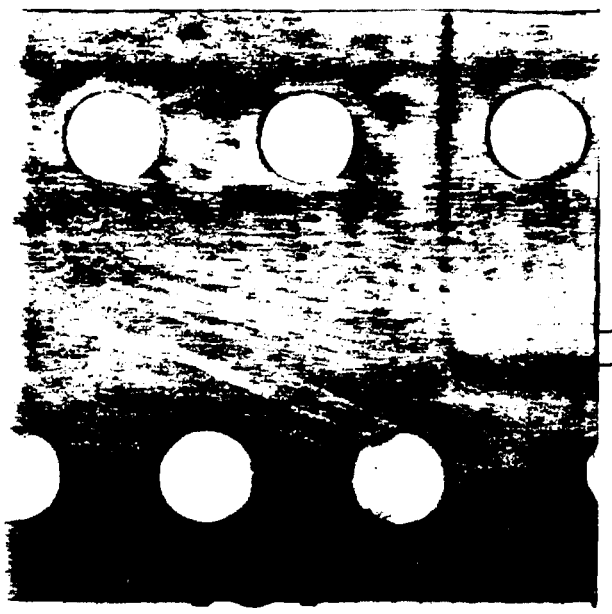
RECEIVED OF _____

FOR _____

BOOK **9344** PAGE **530**

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 20000.00	
			CON TX 74.00	
			PRFEE 1.00	
			MISC 16.00	
			TOTAL 91.00	
			CHECK 91.00	
05/13/94	01	13:12	0001 5841	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49867
IDENTIF. # REFERENCE

94 MAY 13 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790873