1-15-30. 15D2 06135

Tennessee

George Gregory
BU #267161-8
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 13, 1984, and recorded in Book 6382, Page 862 in the Register's Office of Davidson County, Tennessee, George C. Gregory and wife, Sandra G. Buchanan Gregory, conveyed to Charles W. Bone, Trustee(s), 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 9103, Page 407 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on May 10, 1994, at the main south door of the Courthouse of Davidson County, Tennessee; 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 sale Bank United of Texas FSB, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Thousand and 00/100 Dollars; 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 Bank United of Texas FSB of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Bank United of Texas FSB, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being the southerly 66 feet 8 inches of Lot No. 51 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County.

Said part of said lot fronts 66 feet 8 inches on the westerly side of Baxter Street and runs back between parallel lines 225 feet to the rear of Lot no. 58 on said Plan.

George C. Gregory obtained title to the above referenced real estate by Deed of record in Book 8107, Page 628, Register's Office of Davidson County, Tennessee.

mail to

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

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

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Bank United of Texas FSB, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	39,257.10
	$40,000.00

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on May 10, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 10, 1994 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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

My Commission Expires: MY COMMISSION EXPIRES JUNE 9, 1997

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3921 Baxter Avenue,
Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank United of Texas FSB
P.O. Box 2824
Houston, TX 77252-2824

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 94

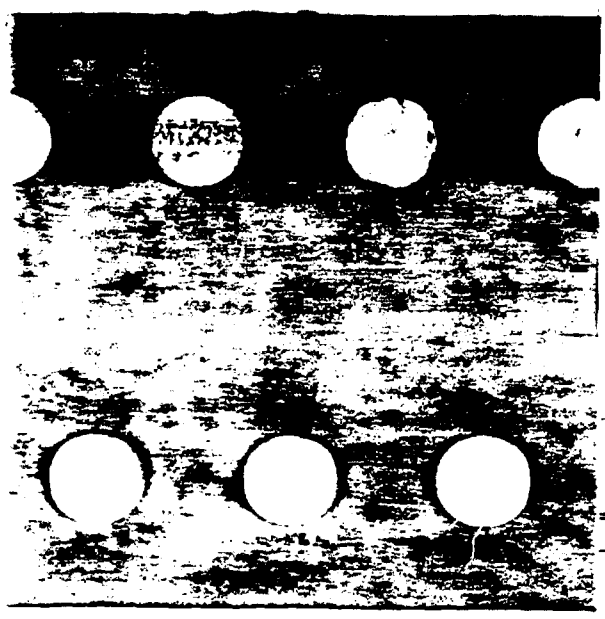
Notary Public

MY COMMISSION EXPIRES JUNE 9, 1997

94 MAY 13 PM 1:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
0843 05/13 0101 03CHECK 157.00

49869

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9344 PAGE 535

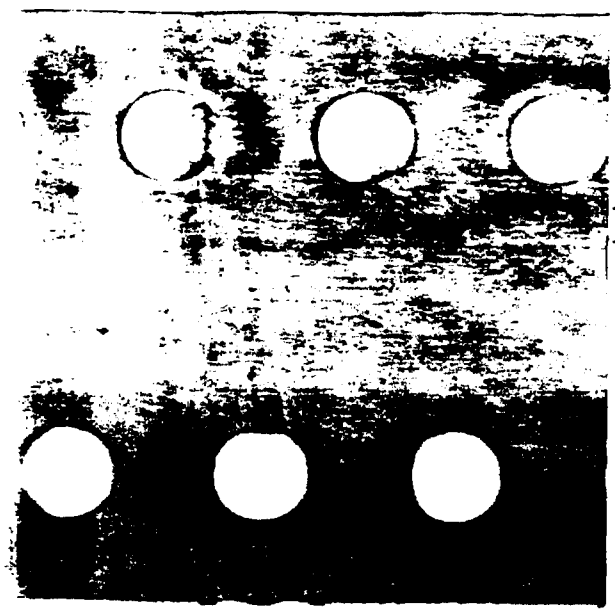
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
MISC 8.00
TOTAL 157.00
CHECK 157.00

05/13/94 01 13:14 0001 5843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49869
IDENTIF. & REFERENCE

94 MAY 13 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790875