ADDRESS NEW OWNER

Shirley F. Rich
421 McArthur
Madison, TN 37115

SEND TAX BILLS TO

Same

This Instrument Prepared By:

Ingram & Lowe Attorneys, P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072

MAP & PARCEL 51-12 / 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 6, 1988, of record in Book 7602, Page 419, Register's Office for Davidson County, Tennessee, Bert Rich conveyed certain real property therein described to William D. Castleman, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 13, 1994, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of William D. Castleman, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 9311, Page 169, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on April 28, 1994, and thereafter on May 5, 1994, and May 12, 1994, which notice of sale advertised the sale of the property hereinafter described for May 19, 1994, at 1:00 P.M; and

WHEREAS, on May 19, 1994 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Fifty Five Thousand Five Hundred Ninety Nine and no/100 Dollars ($55,599.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Shirley F. Rich, her successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 30, Section 1, Plan of Morningside Heights, of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to named grantor by deed of even date, which instrument is being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Shirley F. Rich, her successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 24 day of May, 1994.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY Jimmie D. Hawkins
Jimmie D. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of May, 1994, before me personally appeared Jimmie D. Hawkins, to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Jimmie D. Hawkins acknowledged said instrument to be the free act and deed of said corporation.

Cynthia A. Bray
Notary Public

My commission expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $55,599.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jimmie D. Hawkins
AFFIANT

Sworn to and subscribed before me this 24 day of May, 1994.

Cynthia A. Bray
Notary Public

My commission expires: 11-22-97

54001
IDENTIFICATION REFERENCE

94 MAY 25 AM 11:25
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0330 05/25 0101 03CHECK 214.72

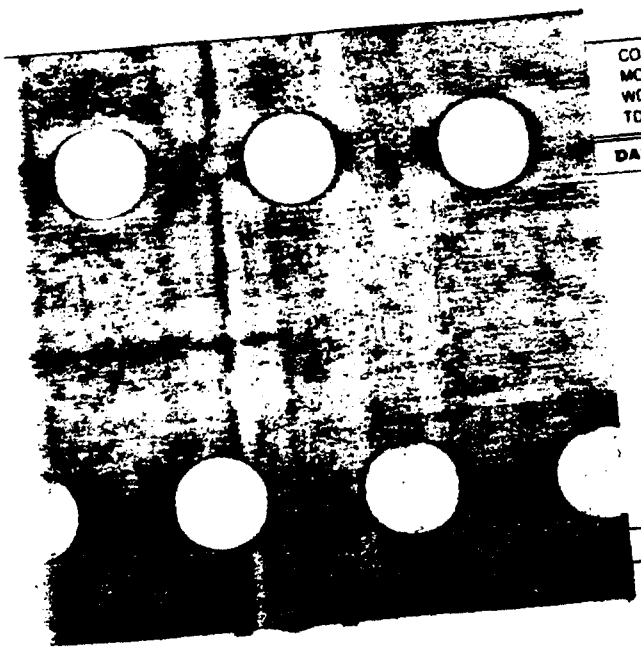


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9356 PAGE 449



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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 55599.00
				CON TX 205.72
				PRFEE 1.00
				MDEED 8.00
				TOTAL 214.72
				CHECK 214.72
05/25/94	01			11:25 0001 0330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54001
IDENTIF. & REFERENCE
94 MAY 25 AM 11:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 795318