TRUSTEE'S DEED

WHEREAS, under date of April 30, 1991, Gregory S. Sparks and wife, Sharon K. Sparks, executed a certain deed of trust to Phillip Stephen Freeman, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded at Book 8350, Page 516, in the Register's Office of Davidson County, Tennessee;

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was required by PNC Bank, Kentucky, Inc. formerly known as Citizens Fidelity Bank & Trust d/b/a PNC Mortgage Servicing Company, the owner and holder of the debt, to advertise and sell the property conveyed by said deed of trust in compliance with the provisions thereof;

WHEREAS, Secretary of Housing and Urban Development is the guarantor of the deed of trust executed by Gregory S. Sparks and wife, Sharon K. Sparks, and is thereby subrogated to the rights of PNC Bank, Kentucky, Inc.;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said deed of trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of July 28, 1994, August 4, 1994 and August 11, 1994, of said newspaper, said sale having been advertised for August 18, 1994, commencing at 10:10 a.m., C.D.T., at the South door of the Court House, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Secretary of Housing and Urban Development, to-wit: a bid of $47,286.01 for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John A. Beam, III, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Secretary of Housing and Urban Development the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20A on the Zone Lot Division of Lots 15, 17, and 20, Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, Page 619, Register's Office for Davidson County, Tennessee. Beginning at a point in the northerly right of way southwest corner of the westerly half of Lot 20; thence leaving said right of way North 27 degrees 20' 23" West 227.55 feet to a point; thence South 83 degrees 43' 54" East 79.49 feet to a point; thence south 16 degrees 37' 37" East 95.41 feet to a point; thence South 6 degrees 18'09" East 43.88 feet to a point; thence south 11 degrees 08' 55" East 55.00 feet to a point in the northerly right of way of Justin Towne Court; thence with said margin along a curve 17.98 feet to the point of beginning and containing 9,770 square feet, more or less.

BEING the same property conveyed to Gregory S. Sparks and wife, Sharon K. Sparks by deed from Jack Kemp, Secretary of Housing and Urban Development, recorded in Book 8350, Page 513, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said Secretary of Housing and Urban Development, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

Amount of Bid		$47,286.01
Publication Cost	$250.87	
Attorney's Fee	500.00	
Title Work	125.00	
Recording-Substitution of Trustee	8.00	
Balance Credited on Debt Secured		

08/15 01:01 03CHECK 8.00

By Above-Described Deed of Trust

$46,402.14

Balance to be Disposed of in Accordance with Provisions of Above-Described Deed of Trust . . . . . $ -0.00

IN WITNESS WHEREOF, the said John A. Beam, III, as Substitute Trustee, has hereunto set his hand this 18th day of August, 1994.

By: _____
John A. Beam, III,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean E. McCasland, a Notary Public in and for said State and County duly commissioned and qualified, John A. Beam, III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/95

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PROPERTY OWNER: Secretary of Housing and Urban Development

PROPERTY ADDRESS: 3138 Justin Towne Ct.
Antioch, TN 37013

MAIL TAX BILLS TO: Housing and Urban Development
ATTN: Property Disposition Branch
251 Cumberland Bend Drive, Suite 200
Nashville, Tennessee 37228-1803

MAP & PARCEL NO. 150-02/188

THIS INSTRUMENT PREPARED BY:

John A. Beam, III
Holland & Beam
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 726-3434

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,286.01 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SUBSCRIBED AND SWORN to before me this 18th day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/95

82358
IDENTIFICATION REFERENCE