SUBSTITUTE TRUSTEE'S DEED

Map 060-13
Parcel 083.00

WHEREAS, by Deed of Trust dated October 31, 1990 recorded in Book 8229, Page 577, Register's Office for Davidson County, Tennessee, Ronald Eugene Marshall conveyed to Equity Search, Inc., Trustee, 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 9405, Page 18 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Ronald Eugene Marshall filed for relief pursuant to the provisions of Chapter 13 of Title 11 of the United States Code in the United States Bankruptcy Court for the Middle District of Tennessee, the same being under Bankruptcy Case Number 391-08418; and

WHEREAS, on May 2, 1994 an Order was entered in the United States Bankruptcy Court in the said bankruptcy case which provided for the beneficiary of the debt secured to be relieved from the automatic stay in said bankruptcy case; 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 sale in the Deed of Trust by which advertisement the sale was appointed to be held on August 24, 1994, at 12:00 Noon, at the Front/Main Door of the Davidson County Courthouse in Nashville, 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 time the said property was struck off and sold to Transamerica Financial Services Company, whose address is 7101 Executive Center Drive, Suite 200, Brentwood, Tennessee, 37027, at and for the sum of $43,600.00 that being the highest and best bid offered; 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 the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Transamerica Financial Services Company, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Transamerica Financial Services Company, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

Being Lot No. 72 on the plan of Trinity Hills Village, Section I, 2nd Addition as of record in Book 4175, page 79, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronald Eugene Marshall and wife, Wanda Marshall, by deed of record in Book 4642, page 553 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ronald Eugene Marshall by quitclaim deed from Wanda Marshall, by deed of record in Book 6495, page 896 Register's Office for Davidson County, Tennessee.

The said property also being known as 2644 Combs Drive, Nashville, Tennessee 37207.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (b) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Transamerica Financial Services Company, its successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, 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.

IN WITNESS THEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 24th day of August, 1994.

Auborn L. Hager, III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of August, 1994, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year above written.

Victoria Devereaux
Notary Public

My Commission Expires: 6-15-98

VICTORIA DEVEREAUX NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

I, or we 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 $43,600.00, 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 24th day of August, 1994.

Notary Public

My Commission Expires: 6-15-98

VICTORIA DEVEREAUX NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Transamerica Financial Services Company
7101 Executive Center Drive
Suite 200
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY:

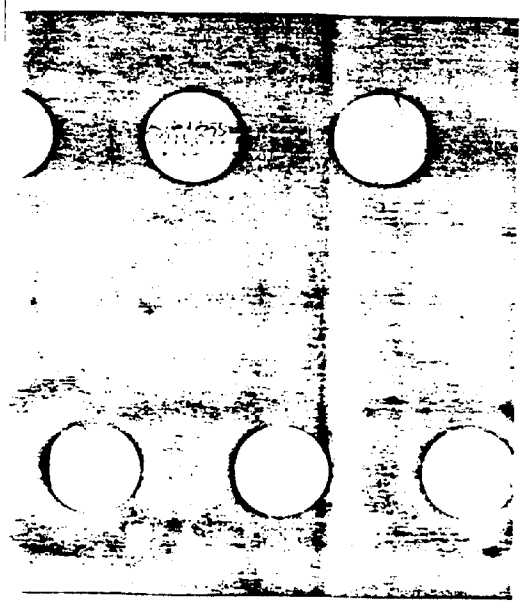
Auborn L. Hager, III
2323 Hillsboro Road, Suite 502
Nashville, Tennessee 37212

Map

85829
IDENTIF. # REFERENCE

94 AUG 29 PM 2:37
REGISTER
DAVIDSON COUNTY, TN.

1993 18/29 1101 03C-ECK 174.32





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

RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 320

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 43600.00
CON TX 161.32
PRFEE 1.00
WDEED 12.00
TOTAL 174.32
CHECK 174.32

08/29/91 01 14:37 0001 2930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85829
IDENTIF. ✦ REFERENCE

91 AUG 29 PM 2:37
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 829377