SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 30th day of April, 1990, Rosa Word, a widow, executed a certain Deed of Trust to Susan L. Gott, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust in recorded in Deed Book 8207, page 680 Register's Office for Davidson County, Tennessee; and

WHEREAS The Money Store/Tennessee Inc. was the holder and owner of the debt secured by said Deed of Trust having for reasons satisfactory to itself under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Deed Book 9415, page 850, has instructed to be named and appointed the undersigned as Substitute Trustee in the place and stead of the said Susan L. Gott; and

WHEREAS default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and

WHEREAS the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale 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 August 18, August 25, and September 1, 1994 of said newspapers, said sale having been advertised for Friday, September 2, 1994 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County Tennessee, at which time the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was made by The Money Store/Tennessee Inc. to wit: a bid for TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($25,500.00) for said property, which bid was accepted by the undersigned as Substitute Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said The Money Store/Tennessee Inc., 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. 2 in the plan of a subdivision of Lot NO. 3 of the Harding Lytle Tract, a plan of which is of record in Book 547, page 72, of the Register's Office for Davidson County, Tennessee, said Lot No. 2 fronts 50 feet on the south side of Albion Street and runs back between parallel lines 161.6 feet to an alley.
>
> Being the same property conveyed to Roosevelt Word and wife, Rosa Word by Installment Deed of record in Book 684, page 225, Register's Office for Davidson County, Tennessee. The said Roosevelt Word having since died. The said Rosa Word having since conveyed by Quitclaim to Sarah E. Joyner of record in Book 8377, page 457, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 2219 Albion Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD, unto The Money Store/Tennessee Inc., its successors and/or assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same only 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, but not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Mark A. Ellmore, Jr. Substitute Trustee
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 1994, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 6th day of September, 1994 at Nashville, Tennessee.

5/23/98
My commission expires:

Lynda Kaye Jones
Notary Public

Property Address:
2219 Albion Street
Nashville, Tennessee 37208

Send Tax Bills To:
The Money Store, Inc.
P.O. Box 160908
Sacramento, CA
95816-0908

94 09/14 0101 03CHECK 103.35

ACKNOWLEDGEMENT

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 $25,500.00, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A. Ellmore, Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

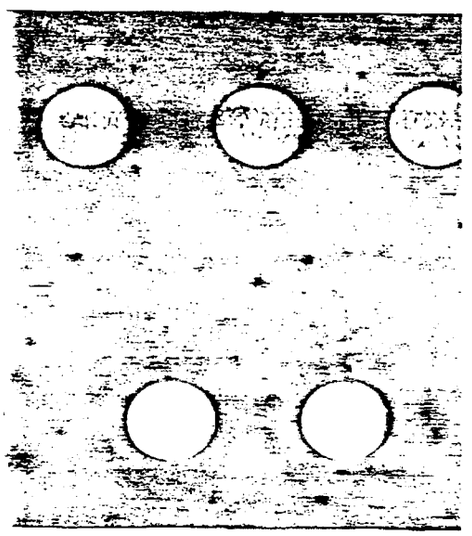
WITNESS MY HAND and official seal this 6th day of September, 1994.

5/23/98
My Commission Expires:

Lynda Kaye Jones
Notary Public

This Instrument Prepared by: Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

90785
IDENTIF. ▲ REFERENCE
94 SEP 14 AM 10:40
FELIX A. ... REGISTER
DAVIDSON COUNTY





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

RECEIVED OF _____

FOR _____

BOOK 9464 PAGE 610

| | | |
|---|---|---|
| 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 25500.00
CON TX 94.35
PRFEE 1.00
WDEED 8.00
TOTAL 103.35
CHECK 103.35

09/14/94 01 10:38 0001 8306

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

90785
IDENTIF. ↑ REFERENCE

94 SEP 14 AM 10:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 834637