THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman
Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

BOOK 9505 PG 723

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 28th day of May, 1986, and recorded in the Register's Office of Davidson County, Tennessee, at Book 6871, Page 415, and assigned at Book 9120, Page 162, HENRY JAN DOUGLAS and wife, SANDRA A. DOUGLAS, conveyed to J. R. Cannon, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 9462, Page 49, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 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 said sale was appointed to be held on the 26th day of October, 1994, at the Court House of 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 sale ROUSSEAU MORTGAGE CORPORATION, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $55,135.03, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said ROUSSEAU MORTGAGE CORPORATION as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said ROUSSEAU MORTGAGE CORPORATION, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot No. 3, Block "B" on the Plan of Inglewood Golf Club Subdivision, as shown of record in Book 843, Page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said ROUSSEAU MORTGAGE CORPORATION as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 26th day of October, 1994.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 26th day of October, 1994, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC SHELBY CO. TN

My Commission Expires:

6-27-95

Property Address: 1407 Stratford Avenue, Nashville, TN 37216-3337

Mail Tax Notices to: Rousseau Mortgage Corporation, c/o Transworld Mortgage Corporation, Post Office Box 4508, Houston, TX 77210

Map-Par. No. 72-4-87, Field Book No. 15DZ 17571, Use 011 6

File No. RJF 940816

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,135.03, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Louise Riley
Affiant

SUBSCRIBED AND SWORN to before me this 26th day of October, 1994.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC SHELBY CO. TN

My Commission Expires:

6-27-95

2801 10/31 0101 03CHECK 213.00

04260
IDENTIF. & REFERENCE

94 OCT 31 AM 11:19
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

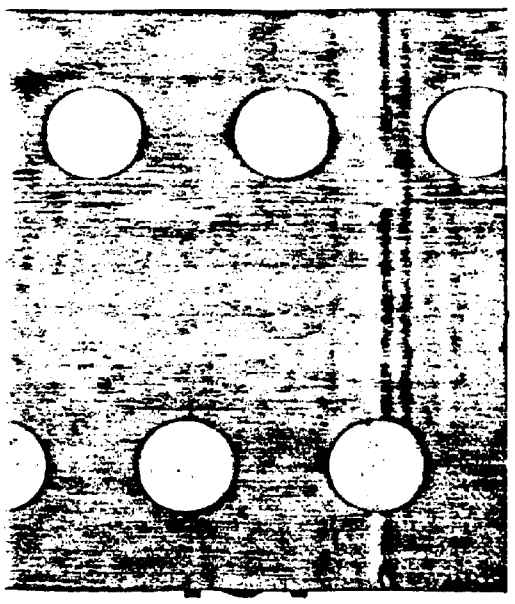
RECEIVED OF _____

FOR _____

BOOK 9505 PG 725

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	55135.03
CON TX	204.00
PRFEE	1.00
WDEED	8.00
TOTAL	213.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	213.00

10/31/94 01 11:19 0001 2801

04260
IDENTIF. ↑ REFERENCE

94 OCT 31 AM 11:19

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

No. 849108