BOOK 9617 PG 871

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

MAP 059-11
PAR 150.00

ADDRESS NEW OWNER:

Transouth Financial Corporation
2294 Lebanon Road
Nashville, Tennessee 37214

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 1995.

NOTARY PUBLIC

My Commission Expires:

41782

ISSUING REFERENCE

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 6th day of March, 1992, Robert Jetton, Jr. and wife, Doncie Ann Jetton, executed a Deed of Trust to Roy C. DeSha, Jr., as Trustee, to secure a promissory note of even date in the amount of $58,673.69, payable to the order of Transouth Financial Corporation, as fully set out in Book 8569, Page 965, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Roy C. DeSha, Jr., Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9591, Page 382, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Transouth Financial Corporation, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 16, February 23, and March 2, 1995 respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, March 13, 1995, at 10:00 a.m. at the main front door of the Davidson County

Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Transouth Financial Corporation was the highest and best bidder, the amount of its bid being in the sum of Fifty Thousand and No/100 ($50,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fifty Thousand and No/100 ($50,000.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Transouth Financial Corporation, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 474 on the plan of HAYNES MANOR, Section 4, a plat of which is of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert Jetton, Jr. and wife, Doncie Ann Jetton by deed from Clarence Wright and wife, Wilma J. Wright, of record in Book 4970, page 208, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4378, page 976, Register's Office for Davidson County, Tennessee, and any existing easements.

This is improved property also known as 636 Rowan Drive, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Transouth Financial Corporation, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8569, Page 965, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Transouth Financial Corporation, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 13th day of March, 1995.

Robert P. Ziegler Substitute Trustee

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

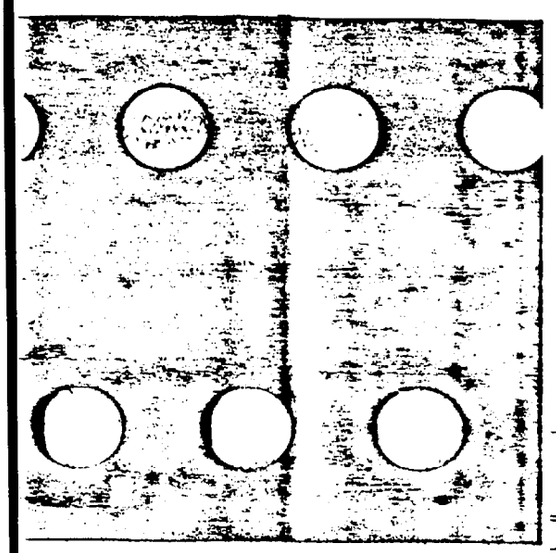
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 13th day of March, 1995.

NOTARY PUBLIC

My Commission Expires:
01/24/98

MAR 17 1995 09:42AM
RECEIVED
FEE 13.00



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

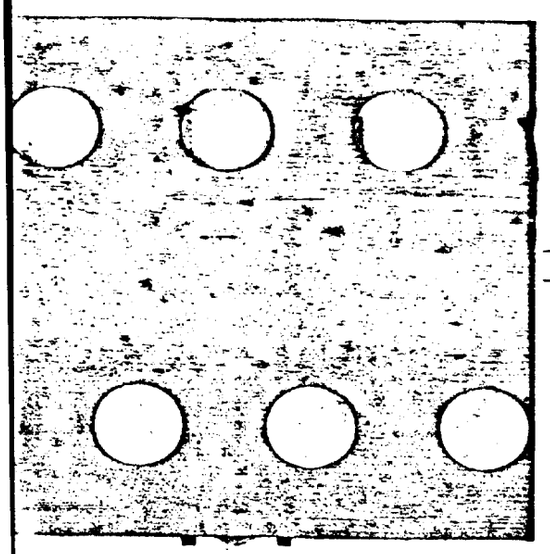
RECEIVED OF _____

FOR _____

BOOK 9617 PG 874

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

03/14/95 01 09:30 0001 0090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41782
IDENTIF. & REFERENCE

95 MAR 14 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 889691