(C33454652)

This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES, Jefferson Plaza Building, Suite 300, 147 Jefferson Avenue, Memphis, Tennessee 38103 (901) 525-2427

SUBSTITUTE TRUSTEE'S DEED

On the 4th day of December, 1992, HORACE LEE AND KATIE L. LEE, executed a Deed of Trust to Joe E. Phillips as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 8810, Page 9** and James A. Crislip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Book 9540, Page 326.**

The property is known as 2306 10th Avenue South, Nashville, Davidson County, Tennessee and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the NASHVILLE RECORD newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on April 20, 1995; April 27, 1995; and May 4, 1995. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was FRIDAY, MAY 12, 1995 at 11:00 o'clock A.M. and at the place mentioned in the advertisement which was the south lobby at the south steps of the Davidson County Courthouse in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **NationsCredit Corporation**, at and for the sum of Six Thousand Five Hundred Eighty-Three and 41/100 ($6,583.41) Dollars, which was the highest and best valid bid offered, and the purchaser, **NationsCredit Corporation**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **NationsCredit Corporation**, the property above mentioned and now more fully described as follows:

> Being part of a lot marked "JACOB SCHMIDT" 9 acres, W.L.B. Lawrence land of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl dated January 23, 1978. as follows: Beginning at a point in the east margin of 10th Avenue South, at a point 150 feet south of the south margin of Waldkirch Avenue; thence easterly 126 feet to a point in the west margin of a 10-feet alley; thence with the margin of said alley, southerly 44 feet to a point; thence westerly 126 feet to a point in the east margin of 10th Avenue South; thence with the margin of the same, northerly 44 feet to the point of beginning.
>
> Being the same property described in Deed recorded in Book 5252, page 855, Register's Office of Davidson County, Tennessee.
>
> Parcel No. 105-13-378.00

The said James A. Crislip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said James A. Crislip, Substitute Trustee, has hereunto set his hand this 15th day of May, 1995.

James A. Crislip

JAMES A. CRISLIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th day of May, 1995, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, 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 at office the day and year above written.

Linda Stundahl
NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY CO TN

My Commission Expires:

My Commission Expires April 28, 1998

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Six Thousand Five Hundred Eighty-Three and 41/100 ($6,583.41) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

James A. Crislip
AFFIANT

SUBSCRIBED and sworn to before me this 15th day of May, 1995.

Linda Stundahl
NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY CO TN

My Commission Expires:

My Commission Expires April 28, 1998

FOR REGISTER'S USE ONLY

Property known as:
2306 10th Avenue South
Nashville, TN 37204

GRANTEE &
Send Tax Notice to:
NationsCredit Financial
Services Corporation of America
International Common Market
809 Bell Road
Antioch, TN 37013

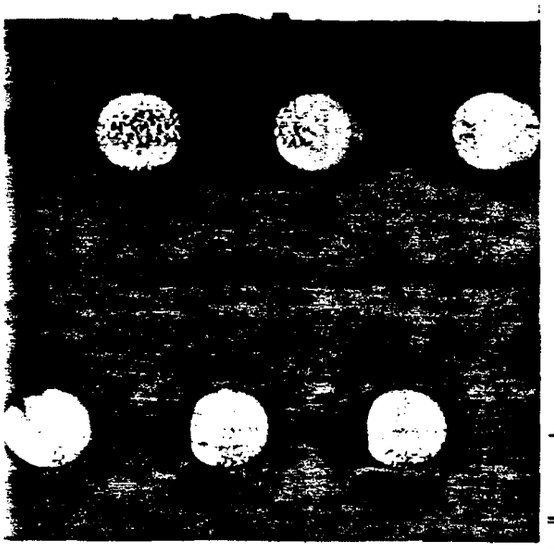
2616 05/19 0101 03CHECK

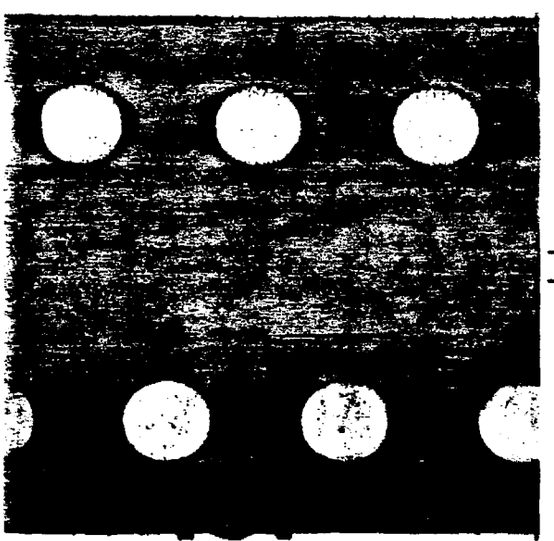
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 MAY 19 AM 8:26

0062228
IDENTIF. # REFERENCE

33





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 281

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	6583.41
CON TX	24.36
PRFEE	1.00
MISC	8.00
TOTAL	33.36
CHECK	33.36

05/19/95 01 08:28 0001 2616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062228
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 8:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911966