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 9676PG587

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 20th day of October, 1987, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7384, Page 550, THOMAS R. MELTON, JR., and wife, CARLA R. MELTON, conveyed to Danitha Ezell, 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, RICHARD K. LEPESKA and wife, PATRICIA LEPESKA obtained title to said property at Book 8861, Page 807, in said Register's Office; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 9275, Page 797, 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 17th day of May, 1995, 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 PLATTE VALLEY FUNDING, Successor in interest to VICTORIA MORTGAGE CORPORATION, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $62,705.95, 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 PLATTE VALLEY FUNDING, Successor in interest to VICTORIA 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 PLATTE VALLEY FUNDING, Successor in interest to VICTORIA 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:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Revised Phase Two, Heritage Square, as of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

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 PLATTE VALLEY

FUNDING, Successor in interest to VICTORIA 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 17th day of May, 1995.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 17th day of May, 1995, 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 AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires:

3-30-99

Property Address: 865 Heritage Circle, Madison, Tennessee 37115

Mail Tax Notices to: Platt Valley Funding, 601 5th Avenue, Scottsbluff, NE 69361

Map/Parcel Number: 42-7-A-54.00; Field Book Number 11D-92932

File No. RJF 940226

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 $62,705.95, 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 17th day of May, 1995.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires:

3-30-99

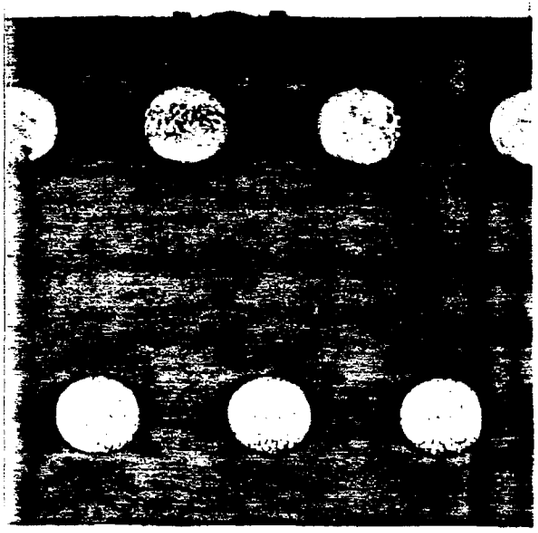
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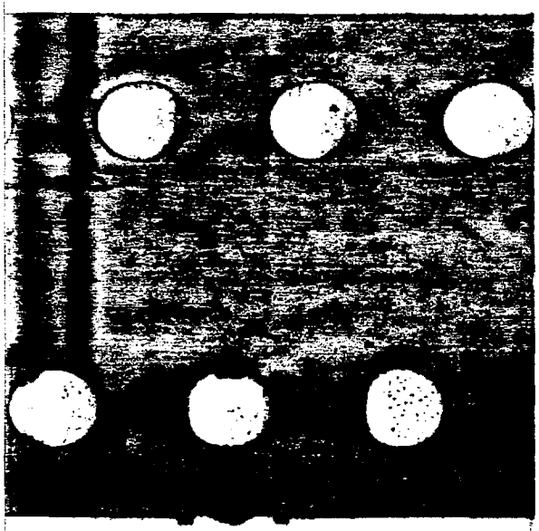
95 MAY 19 AM 9:

FELIX [illegible] REG
DAVIDSON COUNTY

00623353

IDENTIF. → REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 589

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 62705.95
CON TX 232.02
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 241.02
CHECK 241.02

05/19/95 01 09:51 0001 2751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062353
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912101