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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ #44,100.00.

Affiant

Subscribed and Sworn to before me on this the 17th day of July, 1995.

Notary Public

My Commission Expires: 7-26-97

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Equity Enhancement Corp. P.O. Box 50971 Nashville, TN 37205	Same	Map 160-14-B Parcel 137

WHEREAS, David Branyan, by Deed of Trust ("Deed of Trust") dated February 15, 1992 of record in Book 8567, Page 14, Register's Office of Davidson County, Tennessee, conveyed to John M. Jordan, Trustee the hereinafter described real property to secure the payment of a certain Promissory Note ("The Note") described in the Deed of Trust, which note was payable to Capital Assistance Pension Plan; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the note by an instrument of record in Book 9694, Page 558, Register's Office for said County; and

WHEREAS, default was made in the payment of the note; and

WHEREAS, the owner and holder of the note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on June 22, June 29 and July 6, 1995; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust offered said property for sale to the highest bidder for cash, at public outcry, on the front door of the Davidson County Courthouse in Nashville, Tennessee at 10:30 A.M. on July 14, 1995 and, Equity Enhancement Corp. (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Forty Four Thousand One Hundred Dollars ($44,100.00).

NOW THEREFORE, J. Gregory Hardeman in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors and

assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

> Being Unit 5841 in Brentwood Trace Condominiums, a horizontal property regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230, and Book 5200, Page 261, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee to which reference is here made. Being the same property conveyed to David Branyan by deed from Capital Assistance Pension Plan of record in Book 8567, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property having a street address of 5841 Brentwood Trace, Brentwood, Tennessee 37027.

This conveyance is made subject to the following:

1. Unpaid 1994 Davidson County Property Taxes
2. Unpaid 1995 Davidson County Property Taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemption of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. J. Gregory Hardeman, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

In witness whereof, the undersigned has executed this instrument on the 17th day of July, 1995.

J. Gregory Hardeman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Gregory Hardeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument as such Substitute Trustee for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 17 day of July, 1995.

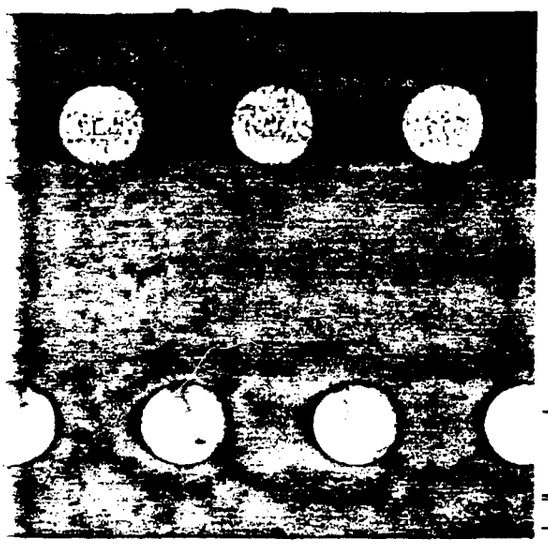
Kathy Witcher
Notary Public

My Commission Expires: My Commission Expires SEPT. 26, 1998

NOTARY PUBLIC AT LARGE OF TENNESSEE

IDENTIFICATION REFERENCE 009264

7679/29/01 03:CHECK 172.17



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

RECEIVED OF _____

FOR _____

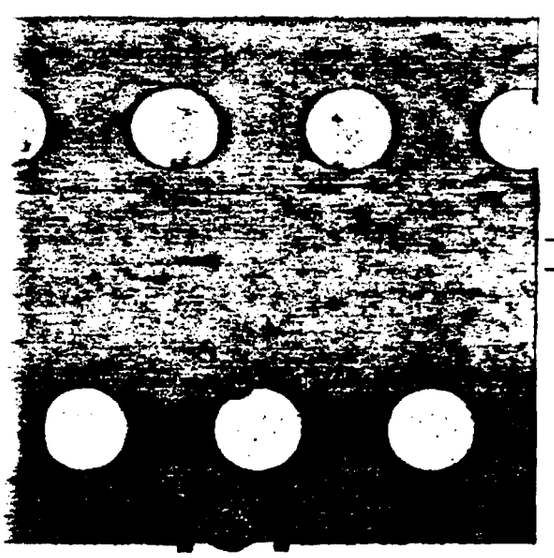
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	44100.00
CON TX	163.17
PRFEE	1.00
MIXED	8.00
TOTAL	172.17
CHECK	172.17

08/29/95 01 10:50 0001 7670



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00094264
IDENTIF. ↑ REFERENCE

95 AUG 29 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

No. 946599