010760

IDENTIF. & REFERENCE

This Instrument Prepared by:

Leitner, Warner, Moffitt, Williams
Dooley, Carpenter & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

95 OCT -3 AM 9:14
PAULA A. WILSON
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 94,500.00.

AFFIANT

Subscribed and sworn to before me, this the 2nd day of October, 1995.

NOTARY PUBLIC

My commission expires: 1-20-99

NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Equity Enhancement Corp.
P.O. Box 50971
Nashville, TN 37205

SEND TAX BILLS TO
Same

MAP-PARCEL NO.:
141-15-0-B 031.00 CO

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 2nd day of October, 1995, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Equity Enhancement Corp., its successor and assigns, hereinafter referred to as the "SECOND PARTY,"

WITNESSETH:

WHEREAS, on the 13th day of September, 1986, James E. Swing and wife, Luz Maria J. Swing executed a deed of trust to Van H. Singleton, Trustee, to secure the payment of a promissory note in the original principal amount of $88,780.00 payable to the order of Singleton Mortgage Company ("Lender") (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in Book 7014, page 731, Register's Office of Davidson County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; and

WHEREAS, Lender assigned the Deed of Trust to various entities to subsequently assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD"), the current owner and holder of the Note; and

WHEREAS, the trustee named in the Deed of Trust was unable to act as Trustee under said Deed of Trust and Elizabeth M. Wilson was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in Book 9788, page 247, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said Note and the holder thereof directed FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said Note and Deed of Trust; and,

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on September 7, 14 and 21, 1995; and,

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said

property to be sold at the front door of the Courthouse in said County, Tennessee, on September 29, 1995; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Ninety Four Thousand Five Hundred and No/100 ($94,500.00) Dollars, and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, FIRST PARTY has this day bargained and sold and does by these presents transfer and convey unto SECOND PARTY, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Being Lot No. 299 on the plan of Rolling River Estates, Phase II, of record in Plat Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Swing and wife, Luz Maria J. Swing by deed from Edwin Hardiman Gorton and wife, Barbara Louise Gorton of record in Book 6196, page 47, said Register's Office.

This property is known as 629 River Ridge Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto the said SECOND PARTY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

This conveyance is subject to any and all taxes that may be a lien against said property including delinquent real property taxes, the recorded plat, condominium documents and restrictions, restrictive covenants, easements and matters of record or other matters which may be superior to the Deed of Trust.

AND, Elizabeth M. Wilson, Successor Trustee, does further covenant and bind her successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under her as trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her signature, this the day and above written.

Elizabeth M. Wilson
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed.

WITNESS my hand and seal this 2nd th day of October, 1995.

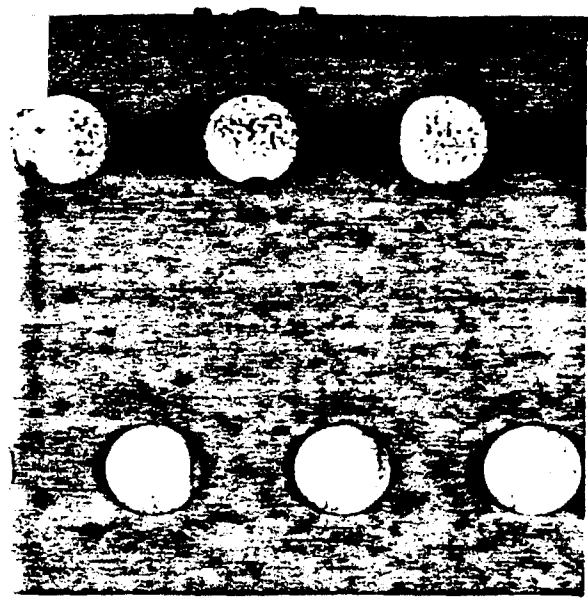
NOTARY PUBLIC

My commission expires:

1-20-99

MARY P. BARKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

10/03 0101 03CHECK 358.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9814 PG 459

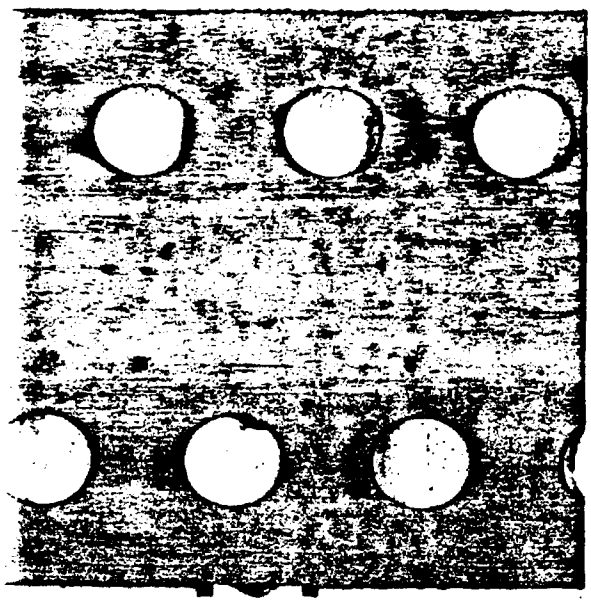
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CD TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
TD - TRUST DEED
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 8.00
TOTAL 358.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY THE BANK 358.65

10/03/95 01 09:15 0001 1875



0107608
IDENTIF. ↑ REFERENCE

95 OCT -3 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960664