This Instrument Prepared By:
Shapiro & Kirsch
P. O. Box 241155
Memphis, TN 38124-1155

Box 508 (MH)

BOOK 9899 PG 259

NAME: Sue Chilton
S&K#: 95-1206
LOAN#: 1236918

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 25, 1994, recorded in Book 9530, Page 926, Register's Office of Davidson County, Tennessee, Sue Chilton and Joe Chilton, conveyed to J. Brian Moran, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 9854, Page 971, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **DECEMBER 20, 1995**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to Monica Miller, married, whose address is 169 Lela Wood Circle, Nashville, TN 37209, at and for the sum of $49,481.86, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Monica Miller, married, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Monica Miller, married, her heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 3 and the easterly half of Lot No. 2 on the Map showing the re-subdivision of certain lots in Eastdale Place, of record in Book 974, Page 22, Register's Office for Davidson County.

Said Lot No. 3 and part of Lot No. 2 adjoin and together front 100.5 feet on the southerly side of Plymouth Avenue, as measured around a curve, and run back between lines 186.5 feet on the easterly line of Lot No. 3 and 144.55 feet more or less on the westerly line of part of Lot No. 2 to a dead line which measures 90 feet.

This legal description is identical with that in Deed recorded in Book 9530, Page 926, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9530, Page 926, Register's

Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9387, Page 65, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Monica Miller, married, her heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 20th day of December 1995, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year written above.

Notary Public

BRENDA C. SPICER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 5-14-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $49,481.86, 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 on the date written above.

Notary Public

BRENDA C. SPICER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 5-14-96

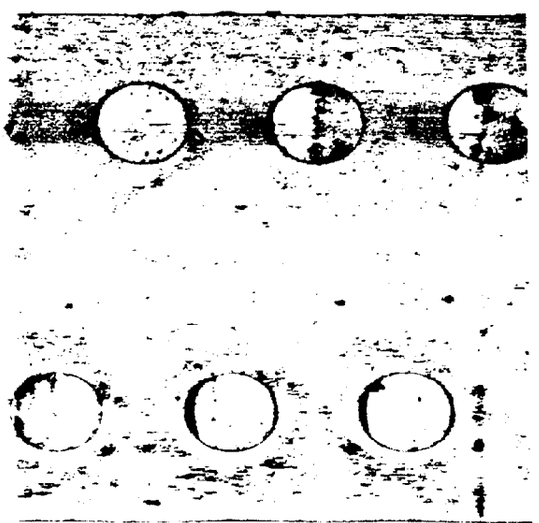
PM 1:38 DAVIDSON COUNTY, TN. REGISTER

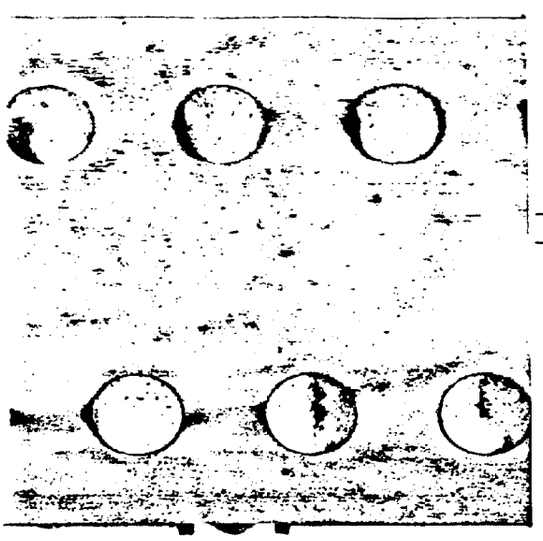
PROPERTY ADDRESS: 1220 Plymouth Avenue, Nashville, Tennessee 37216
RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Monica Miller, married
169 Bela Wood Circle
Nashville, TN 37209

S & K #:95-1206
Map & Parcel - 61 12 93

IDENTIF. ↑ REFERENCE 013334

1995 12/27 1101 03CHECK 192.09





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

RECEIVED OF _____

FOR _____

BOOK 9899 PG 261

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

DAMT	49481.86
DEA TX	183.09
PRFEE	1.00
WDEED	9.00
TOTAL	192.09
CHECK	192.09

12/27/95 01 13:37 0001 1958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135334
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 990250