MAP - 103-D-6
PAR - 276

Tennessee FHA

James Osteen
FUMC #900094-1
FHA #483-087522

9926:119

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 31, 1983, and recorded in Book 6031, Page 231, in the Register's Office of Davidson County, Tennessee, Robert L. Chickey and wife, Gail G. Chickey, conveyed to Donald L. Poleway and D. Gene Merrill Trustee(s), 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 9785, Page 383 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 said Deed of Trust by which advertisement the sale was appointed to be held on September 22, 1995, at the main south door of the Courthouse, of Davidson County, 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 time the said property was struck off and sold to First Union Mortgage Corporation, a corporation, whose address is P.O. Box 29544, Raleigh, North Carolina 27626-0544 at and for the sum of Fifty-Two Thousand Five Hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Union Mortgage Corporation has assigned its interests in the said property to Robert J. Terry and Patrick W. Terry, as tenants in common, their heirs and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 First Union Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert J. Terry and Patrick W. Terry, as tenants in common, their heirs 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:

Being Lot No. 2 on the Plan of the Resubdivision of Lots 1 and 2, Westlawn Subdivision, as of record in Plat Book 5190, Page 258, Register's Office for said County, to which plan reference is made for a more complete description.

James F. Osteen obtained title to the above referenced real estate by Deed of record in Book 6054, Page 8, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 Robert J. Terry and Patrick W. Terry, as tenants in common, their heirs and assigns, in fee simple forever, to whom the said Arnold M. Weiss, 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.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, on September 22, 1995 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 22, 1995, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss, 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 above written.

Claire A. Taylor
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

NO TAX

PROPERTY ADDRESS
4023 Westlawn Drive
Nashville, Tennessee 37209

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert J. Terry
Patrick W. Terry
112 Ackley Park Drive, Suite B-1
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

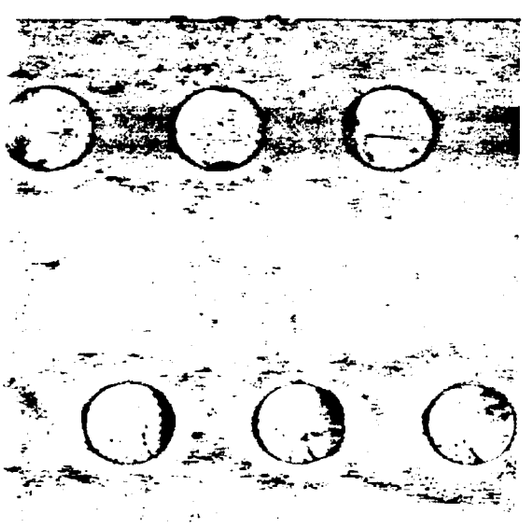
return to BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE TENNESSEE 37203
(615) 292-5900

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58,720.64
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JANUARY 1996
Notary Public
MY COMMISSION EXPIRES 5-7-99

0735 01/24 0101 03CHECK 226.19

96 JAN 24 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0143603



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

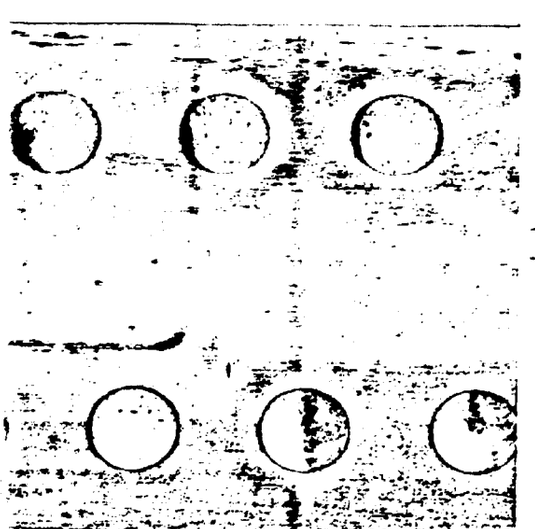
RECEIVED OF _____

FOR _____

BOOK 9926 PG 121

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 58720.64
CON TX 217.19
PRFEE 1.00
WDEED 8.00
TOTAL 226.19
CHECK 226.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/96 01 11:21 0001 0735

0143603
IDENTIF. ↑ REFERENCE

96 JAN 24 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999008