SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 9th day of March, 1990, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8064, Page 554, Betty Lee Warner conveyed to Leader Enterprises, Inc., 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, **Clifton E. Darnell** was appointed Substitute Trustee by instrument at Book 9928, Page 331, of record in the Register's Office of Davidson County, Tennessee; 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on February 29, March 7, and March 14, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 22ND day of MARCH, 1996, at the main south entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; 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 **GE Capital Mortgage Services, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of Seventy-three Thousand Four Hundred Ninety Dollars and Thirty-seven Cents ($73,490.37); 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 Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **GE Capital Mortgage Services, Inc.**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **GE Capital Mortgage Services, Inc.**, a New Jersey Corporation, the following described real property situated in the County of Davidson, State of Tennessee:

Lot 42-A, on the Plan of Zone Lot Division, **Lots 42 and 43, Phase I, Kimbolton** as shown on plat of record in **Plat Book 6900, Page 278, as amended in Book 6900, Page 917,** in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. The last recorded warranty deed from Phillips Builders, Inc. to Betty Lee Warner was recorded at Book 8064, Page 551 in the Register's Office of Davidson County, Tennessee.

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 **GE Capital Mortgage Services, Inc.**, its successors and assigns forever, to whom the said, **Clifton E. Darnell**, 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.

0166256
IDENTIFICATION REFERENCE
96 APR -2 AM 8:43
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 22nd day of March, 1996.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of March, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, 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.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV. 15, 1998

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $73,210.49, 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 22nd day of March, 1996.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV. 15, 1998

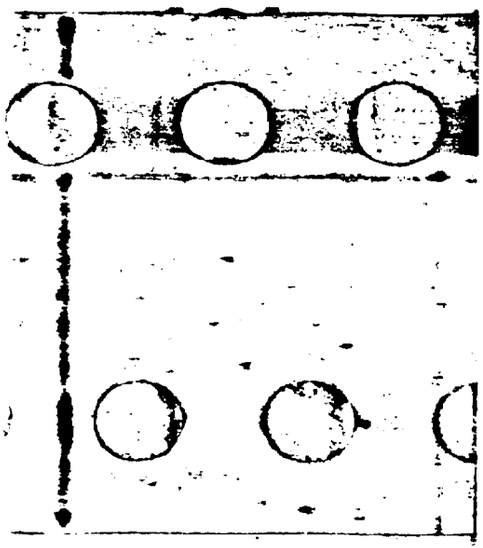
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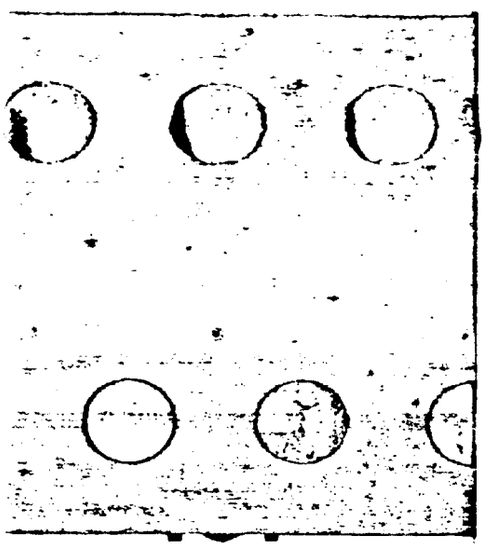
Title file#: CT 00278170
MS&P#: Warner 156.951138TN
GE Loan#: 709825467

Property Address: **610 Brentmeadow Circle, Madison, TN 37115**
Tax Parcel ID No. **Map 53-9, Parcel 59**

THIS INSTRUMENT PREPARED BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To and Property Owner:
GE Capital Mortgage Services, Inc.
c/o
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 548

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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

CONT	73210.49
CON TX	270.38
PRFEE	1.00
MDEED	8.00
TOTAL	279.38
CHECK	279.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166256
IDENTIF. & REFERENCE

96 APR -2 AM 8:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023013