This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Don Shockney and — Same — 131-5-B-413CO
Chester Ray Shockney
404 Hollydale Drive
Nashville, TN 37217

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $49,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 4th day of April, 1996.

Elizabeth M. Amon
Notary Public

My Commission Expires: 1/20/99.

WHEREAS, by Deed of Trust dated October 12, 1995, and recorded in Book 9827, Page 233, Register's office for Davidson County, Tennessee, Karen J. Brownlee, a single person, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9955, Page 186, said Register's office; 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 of said beneficiary, the said property was 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 the 29th day of March, 1996, at 11:30 o'clock A.M. at the south door of the Davidson County Courthouse, Nashville, 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 sale, Don Shockney and Chester Ray Shockney, being the highest and best bidders became the purchasers of said property at and for the sum of Forty-Nine Thousand Dollars ($49,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Don Shockney and Chester Ray Shockney, as tenants in common, the following real estate:

Land in Davidson County, State of Tennessee, being Unit No. 413, on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, Page 390, amended in Book 6847, page 122, said Register's office to which Plan reference is made for a more complete legal description.

Being the same property conveyed to Karen J. Brownlee from Laura A. Locke, single, of record in Book 9827, Page 230, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind in the maker of said deed of trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Don Shockney and Chester Ray Shockney, their representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property, if any. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, unpaid condominium assessments, if any, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 4th day of April, 1996.

David M. Smythe
Substitute Trustee

96 APR -8 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP
IDENTIF. ↑ REFERENCE
0168522

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

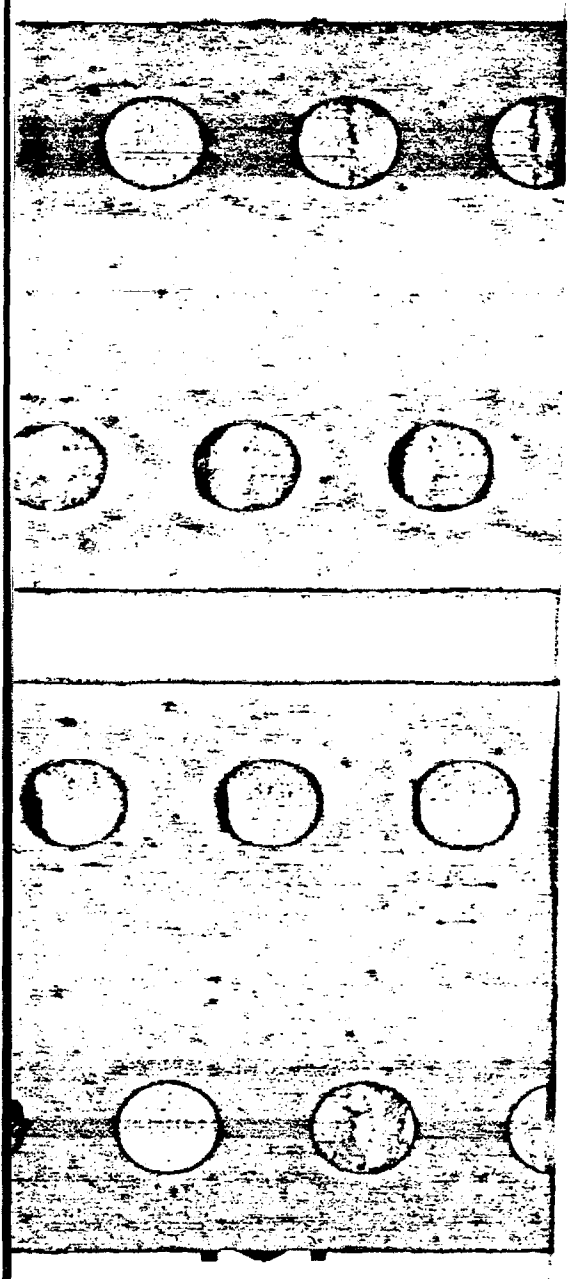
Witness my hand and official seal at office this 4th day of April, 1996.

Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99.

NOTARY PUBLIC A. LARGE STATE OF TENNESSEE

37 04/8 01 CHECK 190.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10006 PG 994

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

04/08/96 01 11:08 0001 7437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168522
IDENTIF. ↑ REFERENCE

96 APR -8 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025425