THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

NAME: Mai E. Rawls
S&K#: 96-0101
LOAN#: 504212PTC

BOOK 10022 PG 534

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 29, 1995, recorded in Book 9663, Page 180, Register's Office of Davidson County, Tennessee, Mai Ellen Rawls, conveyed to D. Ronald Ingram, 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 9941, Page 897, 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 **APRIL 3, 1996**, 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 Industry Mortgage Company, L.P., whose address is Suite 250, 3450 Buschwood Park Drive, Tampa, Florida 33618, at and for the sum of $70,437.75, that being the highest and best bid offered; 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 Industry Mortgage Company, L.P., 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 Industry Mortgage Company, L.P., its 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, to wit: Being Lot No. 18 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100.2 feet on the northerly side of Curdwood Boulevard, formerly Maplewood Boulevard and runs back 212.75 feet on the easterly side and 218.5 feet on the westerly side to a line in the rear which measures 100 feet thereon.

This legal description is identical with that in Deed recorded in Book 9663, Page 180, 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 9663, Page 180, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8698, Page 980, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions,

building lines, easements 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 Industry Mortgage Company, L.P., its 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 3rd day of April, 1996, 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 3rd day of April, 1996.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

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 $70,437.75, 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 3rd day of April, 1996.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

PROPERTY ADDRESS: 1021 Cardwood Boulevard, Nashville, Tennessee 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Industry Mortgage Company, L.P.
Suite 250
3450 Buschwood Park Drive
Tampa, FL 33618

3721 04/22 01:01 03CHECK 269.62

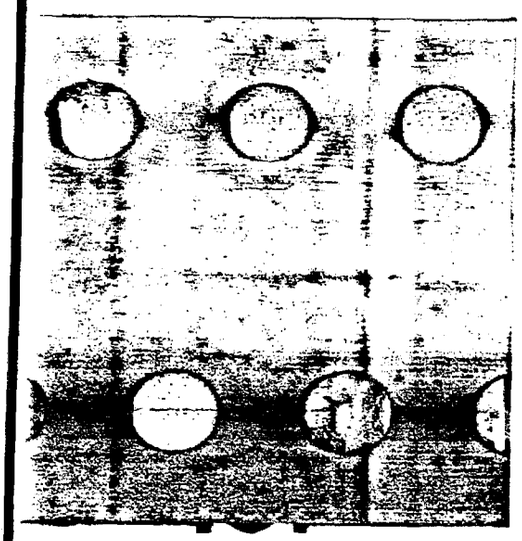
S & K #:96-0101
Map & Parcel - 61 11 164

BOOK 10022 PG 535

0173627
IDENTIFICATION REFERENCE

96 APR 22 AM 10:42





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10022 PG 536

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	70437.75
			CON TX	260.62
			PRFEE	1.00
			MTGEE	8.00
			TOTAL	269.62
			CHECK	269.62
04/22/96	JL		10:44 0001	2921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173627

IDENTIF. # REFERENCE

96 APR 22 AM 10:42

DAVIDSON COUNTY, TN.

No. 1030853