This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

ADDRESS NEW OWNER: 52-2
18

Arlin L. McRae
183 Breakwater Circle
Hendersonville, Tennessee 37075

SEND TAX BILLS:

SAME

10026 PG 807

4176 04/25 0101 03CHECK 84.41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,300.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 6/24/98

0174943

IDENTIFICATION REFERENCE

96 APR 25 AM 11:36

MAIL ENV.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of June, 1992, Edith Cole Moss AKA Edith W. Cole executed a Deed of Trust to James Scott Brown, as Trustee, to secure a promissory note of even date in the amount of $22,500.00, payable to the order of Household Financial Center, Inc., as fully set out in Book 8659, Page 936, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said James Scott Brown, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9966, Page 129, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Household Financial Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 28, April 4 and April 11, 1996, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Thursday, April 25, 1996, at 10:05 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Arlin L. McRae was the highest and best bidder, the amount of his bid being in the sum of Nineteen Thousand Three Hundred and No/100 ($19,300.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Nineteen Thousand Three Hundred and No/100 ($19,300.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Arlin L. McRae, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 21 on the Block "E", on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, said Register's Office.
>
> Said Lot No. 21 fronts 50 feet on the westerly side of Lanier Drive and runs back between parallel lines 200 feet to a dead line in the rear, measuring 50 feet thereon.
>
> Being the same property vested in Edith Cole Moss by Final Divorce Decree from James Douglas Moss, dated February 22, 1980, recorded December 15, 1989, Book 8005, Page 258, Register's Office for Davidson County, Tennessee.
>
> Also acquired by deed of record in Book 5310, Page 796.

This is improved property also known as 408 Lanier Drive, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Alvin L. McRae, his heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8659, Page 936, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Alvin L. McRae, his heirs and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 25th day of April, 1996.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

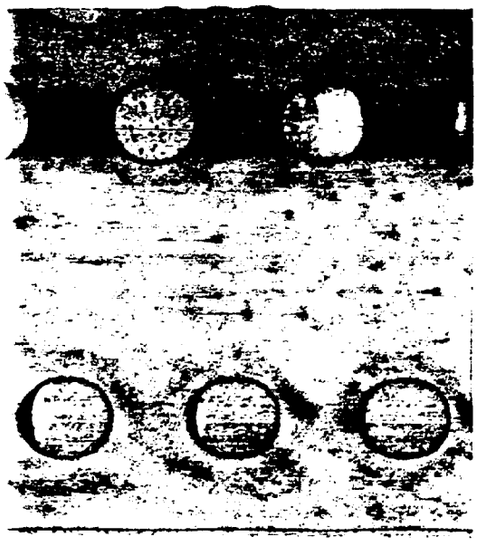
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

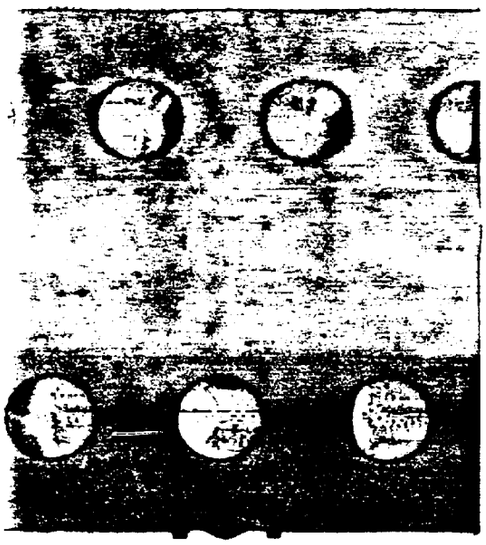
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 25th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98





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

RECEIVED OF _____

FOR _____

BOOK 10026 PG 810

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 19300.00
CON TX 71.41
PRFEE 1.00
WDEED 12.00
TOTAL 84.41
CHECK 84.41

04/25/96 01 11:38 0001 4176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174943
IDENTIF. # REFERENCE

96 APR 25 AM 11:36

REGISTER
DAVIDSON COUNTY, TN.

No. 1032240