94-1-244
SC 14155

Tennessee

BK/ 10039PG 39

Carrie Ewing
SOMSC #10491142-3

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 22, 1993, and recorded in Book 8849, Page 864 in the Register's Office of Davidson County, Tennessee, Carrie Ewing and husband, Calvin Ewing, conveyed to Carol Conaster, 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 9680, Page 668 in the Register's Office of said County; 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 February 13, 1996, 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 sale Source One Mortgage Services Corporation, a corporation whose address is 27555 Farmington Road, Farmington Hills, Michigan 48018 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Two Thousand Four Hundred and 00/100 Dollars; 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 Source One Mortgage Services Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Source One Mortgage Services Corporation, 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:

BEING Lot No. 23 on the Plan of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 49.5 feet on the westerly margin of South 13th Street and extends back 138.5 feet on the northerly line and 136.4 feet on the southerly line to a dead line in the rear, measuring 49.7 feet thereon.

Carrie Ewing obtained title to the above referenced real estate by Deed of record in Book 8549, Page 861, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Source One Mortgage Services Corporation, its successors 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	21,643.00
	$22,400.00

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, has on February 13, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 13, 1996 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.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

CLAIRE A. TAYLOR NOTARY PUBLIC SHELBY CO

0178330 IDENTIF. # REFERENCE

96 MAY -3 AM 11:23 FELIA ... REGISTER DAVIDSON COUNTY

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
902 S. 13th Street,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Source One Mortgage Services Corp.
27555 Farmington Road
Farmington Hills, MI 48018

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 22,400.00

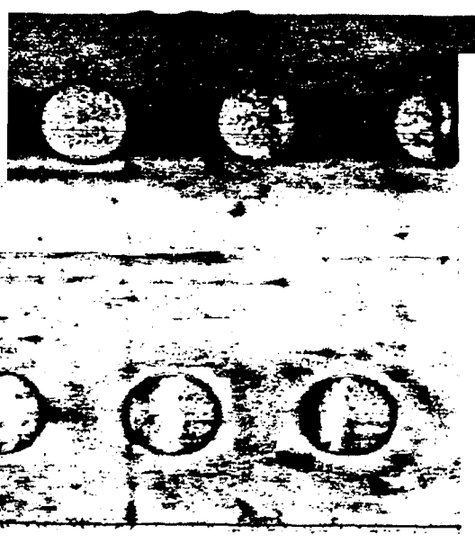
Affiant

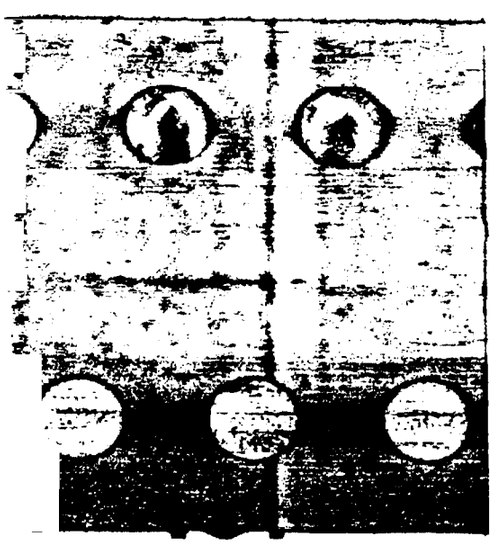
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1996

Notary Public

MY COMMISSION EXPIRES MY COMMISSION EXPIRES JULY 20, 1999

RECD 15.00 TND 1.00 03CHECK 91-38





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

RECEIVED OF _____

FOR _____

RBOOK 10039 PG 41

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 22400.00
				CON TX 82.88
				PRFEE 1.00
				WDEED 8.00
				TOTAL 91.88
				CHECK 91.88
			05/03/96 01	11:27 0001 7840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178330 IDENTIF. # REFERENCE

96 MAY -3 AM 11:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1035869