NAME: Erwin L. Willis
S&K#: 95-0865
LOAN#: 139489-2

BOOK 10050 PG 594

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated January 18, 1983, recorded in Book 5995, Page 150, Register's Office of Davidson County, Tennessee, Erwin L. Willis, unmarried, conveyed to Warren H. Wild, Jr., 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 9799, Page 314, 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 **NOVEMBER 15, 1995**, 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 Equity Enhancement Corp., whose address is P.O. Box 50971, Nashville, Tennessee 37205, at and for the sum of $57,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 Equity Enhancement Corp., 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 Equity Enhancement Corp., their heirs, 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, and more particularly described as follows, to wit:

Being Lot 68 on the Plan of Creekside Heights, of Record in Book 2663, Pages 114 and 115, Register's Office for said County.

Said Lot 68 fronts 91.92 feet on the west side of Lisa Lane and runs back between lines 249.02 of the north line and 256.43 feet on the south line to a dead line in the rear on which it measures 81 feet.

This legal description is identical with that in Deed recorded in Book 5995, Page 150, 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 5995, Page 150, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 5995, Page 147, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens 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 Equity Enhancement Corp., their heirs, 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

220.27

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of November 1995, 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 day and year written above.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

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 $57,100.00, 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 date written above.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

PROPERTY ADDRESS: 244 Lisa Lane, Nashville, Tennessee 37210

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Equity Enhancement Corp.**
**P.O. Box 50971**
**Nashville, TN 37205**

S & K #:95-0865
Map & Parcel - 95 5 77

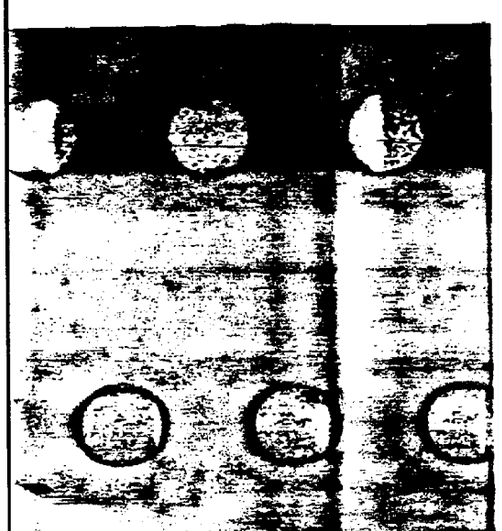
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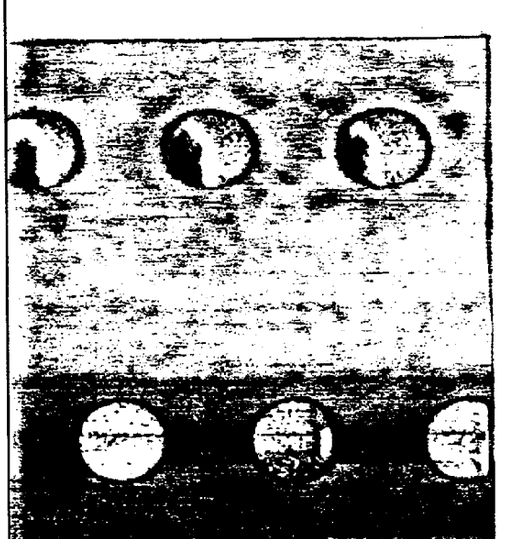
96 MAY 15 PM 12:28

REGISTER
DAVIDSON COUNTY, TN.

0181869

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 596

| | | |
|---|---|---|
| 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 57100.00 |
| | | | | CON TX 211.27 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 220.27 |
| | | | | CHECK 220.27 |
| | | | 05/15/96 01 | 12:31 0001 1765 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181869
IDENTIF. # REFERENCE

96 MAY 15 PM 12:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1039731