THIS INSTRUMENT PREPARED BY:
Service Title & Escrow Company
5034 Thoroughbred Lane, Suite A
Brentwood, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of June, 1992, Attorneys Title Company, Inc., was named Trustee in a Deed of Trust of even date executed by Aig Ihidero and Matthias O. Bamgbose, conveying to it as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $26,000.00 principal, together with interest, on the unpaid balance. Said Deed of Trust being recorded in Book 8658, page 768, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc. was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 10077 page 863, in the Register's Office for Davidson County, Tennessee; Real Security, Inc., Substitute Trustee at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days notice by 3 weekly successive publications, namely: March 18, 1996; March 25, 1996 and April 1, 1996, in Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, homestead and dower, as provided in said Deed of Trust.

PURSUANT to said advertisement, on April 8, 1996, at 10:30 a.m., at the front door of the Courthouse in Davidson County, Tennessee, Real Security, Inc., as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the herein above mentioned equities, as provided in said Deed of Trust, at which time Desh Raj Duseja submitted the highest and best bid, subject to the first mortgage of record in Book 8658, page 768, said Register's Office, in the amount of $3,500.00.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Desh Raj Duseja, his heirs and assigns in fee simple and in bar of all equities above-mentioned, the following described real property to wit:

Tract No. 1: Being part of Lot No. 1 on the Plan of Daniel Young Property, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, March 20, 1942: Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis, as of record in Book 1316, page 538, said Register's Office; thence with the said Road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

Tract No. 2: Being part of Lot No. 1 on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. 1, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick

Lewis, as of record in Book 1316, page 538, said Register's Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. east 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less, to the beginning.

Being the same property conveyed to Aig Ihidero by deed from Desh Raj Duseja, being recorded in Book 8658, page 768, Register's Office for Davidson County, Tennessee.

Real Security, Inc., Substitute Trustee, conveys to Desh Raj Duseja all the rights conveyed to it as Substitute Trustee, in said Deed of Trust, including all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not individually.

Witness, my hand at Brentwood, Tennessee, the 8th day of April, 1996.

Real Security, Inc., Substitute Trustee

By: Patricia Spicer Carden

Patricia Spicer Carden,
Secretary-Treasurer

0442 06/06 0101 03CHECK 21.95

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Secretary-Treasurer of the Real Security, Inc., the within-named bargainor, a corporation, and that she as such Secretary-Treasurer, being authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

Witness my hand and seal, at office this 8th day of April, 1996.

Notary Public

My commission expires:
2/9/98

Address of New Owner	Send Tax Bills To/ Mortgagee is:	Map-Parcel Number
Desh Raj Duseja	Same/None	Map 70 Group 6 Parcel 10

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for the transfer is $3,500.00

Affiant

Subscribed and sworn to before me the 8th day of April, 1996.

Notary Public

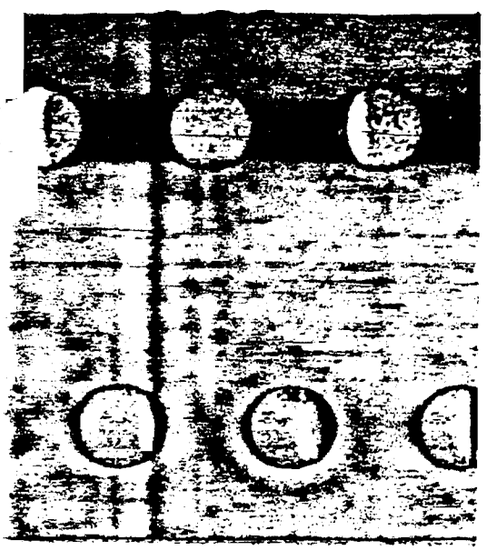
My commission expires:
2/9/98

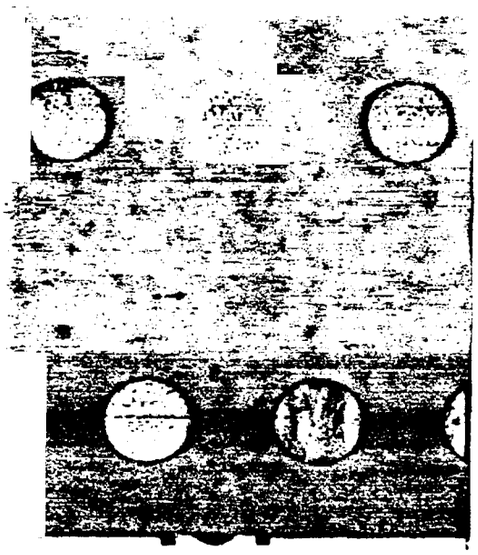
0189933

IDENTIF. + REFERENCE

96 JUN -6 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10077 PG 866

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

MAMT 3500.00
VOID
MAMT 3500.00-
CAMT 3500.00
CON TX 12.95
PRFEE 1.00
MTA 8.00
TOTAL 21.95
CHECK 21.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189933
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

06/06/96 01 11:28 0001 0442

No. 1048302