TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of June, 1996, by and between CHARLES H. CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and BANKERS TRUST COMPANY, Party of the Second Part.

WITNESSETH: BOOK 10079 PG 964

That, WHEREAS, on the 23rd day of February, 1995, Leslie Dancler, executed a Deed of Trust to Mary L. Aronov, Trustee, to secure a Promissory Note in the original amount of $30,000.00, the same being payable to Quality Mortgage USA, Inc., said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 9633, Page 10, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles H. Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 16th day of May, 1996, in Book 10051, Page 143, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Montgomery Heights, of record in Book 332, Page 47, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the southerly side of Highland Avenue and runs back between lines 219 feet to an alley.

Being the same property conveyed to Leslie Dancler and wife, Willie Mae Dancler by Deed from Pearl Lord of record in Book 3616, Page 279, Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 7th day of June, 1996, at 2:00 p.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 36,643.90, being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901
MAIL

PROPERTY OWNER:
Bankers Trust Company
c/o Temple Inland Mortgage Corp.
P.O. Box 2009
Austin, Texas 78768
MORTGAGEE:
- None -

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bankers Trust Company
(NAME OF PERSON OR AGENCY)
c/o Temple Inland Mortgage Corporation
P.O. Box 2009 Austin, Texas 78768
(ADDRESS OF ABOVE PARTY)

MAP 72-10
Parcel 280

Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles H. Child
SUBSTITUTE TRUSTEE

BOOK 10079 PG 965

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES H. CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 7th day of June, 1996.

Linda L Weber
NOTARY PUBLIC
My Commission Expires: 12-2-98

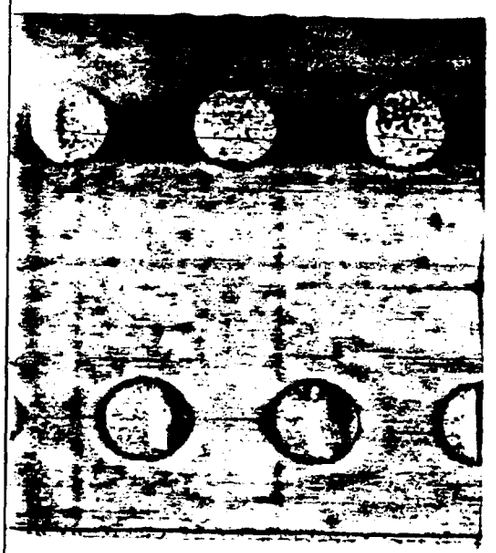
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,643.90
Chas Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June 1996
Beverly Demarcus
Deputy Register

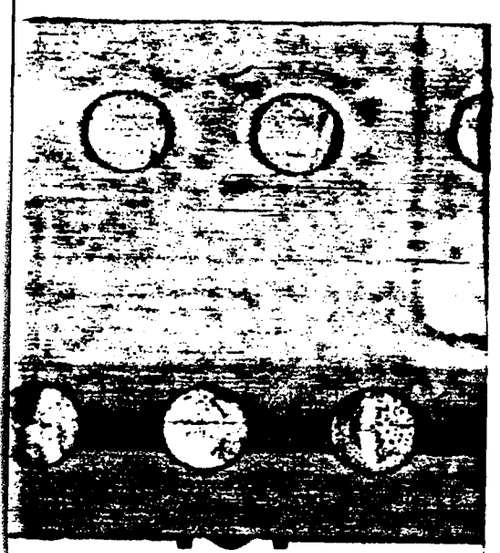
NOTARY PUBLIC STATE AT LARGE KNOX CO. TENN.

96 JUN -7 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0190470
IDENTIF. ↑ REFERENCE

0774 06/07 0:01 03CHECK 144.59





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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 966

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 36643.90
				CON TX 135.59
				PRFEE 1.00
				WDEED 8.00
				TOTAL 144.59
				CHECK 144.59
			06/07/96 01	14:22 0001 0994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190470
IDENTIF. # REFERENCE

96 JUN -7 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1048845