(2960140252)

BOOK 10085 PG 433

SUBSTITUTE TRUSTEE'S DEED

On the 11th day of March, 1991, **CAROLYN ANN BALDASSARRE** executed a Deed of Trust to Joe E. Phillips, Davidson County as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **Book 8308, Page 703**, and James A. Crislip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **Book 10026, Page 191**.

The property is known as 4519 Artelia Drive, Memphis, Tennessee and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a daily newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on May 16, 1996, May 23, 1996, and May 30, 1996. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was **FRIDAY, JUNE 7, 1996**, and at the place mentioned in the advertisement which was the South Lobby at the south steps of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **UNITED COMPANIES LENDING CORPORATION**, at and for the sum Fifty Three Thousand One Hundred Thirty and 00/100 ($53,130.00) Dollars, which was the highest and best valid bid offered, and the purchaser, **UNITED COMPANIES LENDING CORPORATION**, has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, James A. Crislip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said **UNITED COMPANIES LENDING CORPORATION**, the property above mentioned and now more fully described as follows:

Being Lot No. 21 on the Plan of Oakwood Terrace, Section 1, of record in Plat Book 4460, Pages 54 and 55, said Register's office.

Said Lot No. 21 fronts 56.75 feet on the westerly margin of Artelia Drive and runs back on the southerly line 161.94 feet, and runs back on the northerly line 177.00 feet to a dead line in the rear which measures 86.39 feet.

Being the same property described in Book 8308, Page 700, Register's Office for Davidson County, Tennessee.

Parcel No. 148-08-23.00

The said James A. Crislip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said James A. Crislip, Substitute Trustee, has hereunto set his hand this 10th day of June, 1996.

James A. Crislip

JAMES A. CRISLIP, SUBSTITUTE TRUSTEE

TAI

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of June, 1996, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared James A. Crislip, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Linda Stundahl
NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY CO TN

My Commission Expires:
My Commission Expires April 28, 1998

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Fifty Three Thousand One Hundred Thirty and 00/100 ($53,130.00) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

James A. Crislip
AFFIANT

SUBSCRIBED and sworn to before me this 10th day of June, 1996.

Linda Stundahl
NOTARY PUBLIC

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY CO TN

My commission expires:

My Commission Expires April 28, 1998

FOR REGISTER'S USE ONLY

Property known as:
4519 Artelia Drive
Antioch, Tennessee 37013

Send Tax Notice to:
UNITED COMPANIES LENDING CORPORATION
P.O. Box 1591
Baton Rouge, LA 70821-1591

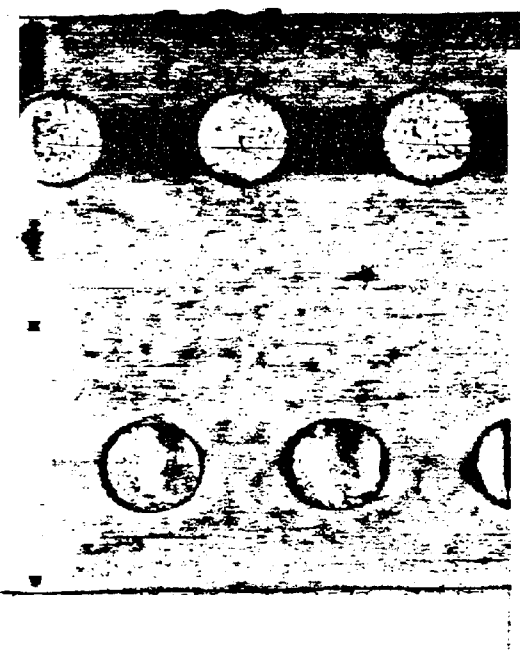
This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
147 Jefferson Avenue, Suite 300
Memphis, Tennessee 38103
(901) 525-2427

MAIL ENV.

96 JUN 13 AM 10:43
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

01 92235
IDENTIFICATION REFERENCE

2944 06/13 0101 03CHECK 205-58



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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CAMT	53130.00
MOR TX	196.58
PRFEE	1.00
WDEED	8.00
TOTAL	205.58
CHECK	205.58

06/13/96 01 10:42 0001 2944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192235
IDENTIF. & REFERENCE

96 JUN 13 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050768