BOOK 10088 PG 630

THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

NAME: Vickie D. Newton
S&K#: 94-0898
LOAN#: 6410720

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 19, 1991, recorded in Book 8424, Page 215, Register's Office of Davidson County, Tennessee, Vickie D. Newton, an unmarried person, conveyed to Thomas R. Dyer, 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 10045, Page 51, 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 **JUNE 12, 1996**, 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 Phillip Seagrave, a single person and Henry Bruce Buckner, a single person whose address is 628 Durrett Drive, Nashville, Tennessee 37211, at and for the sum of $58,741.28, 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 Phillip Seagrave, a single person and Henry Bruce Buckner, a single person, 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 Phillip Seagrave, a single person and Henry Bruce Buckner, a single person, 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 being Lot No. 2A on the Zone Lot Division of Lot 2 of Magnolia Hall, of record in Book 5200, Page 783, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 8424, Page 215, 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 8424, Page 215, Register's Office of Davidson County, Tennessee.

The last quit claim deed of record is Quit Claim Deed, recorded in Book 8424, Page 211 and corrected in Book 9477, Page 982, 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.

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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 Phillip Seagrave, a single person and Henry Bruce Buckner, a single person, 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

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 12th day of June 1996, 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.

Christine Thomas NOTARY PUBLIC AT LARGE My Comm Exp 12-21-98 SHELBY COUNTY, TN.

Christine K. Thomas
Notary Public

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 $58,741.28, 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.

Christine K. Thomas NOTARY PUBLIC AT LARGE My Comm Exp 12-21-98 SHELBY COUNTY, TN.

Christine K. Thomas
Notary Public

PROPERTY ADDRESS: 4794 Trousdale Drive, Nashville, Tennessee 37220

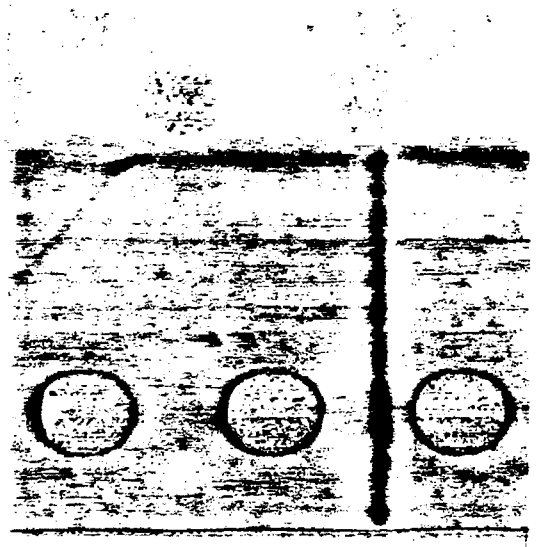
RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Phillip Seagrave and Henry Bruce Buckner
628 Durrett Drive
Nashville, TN 37211

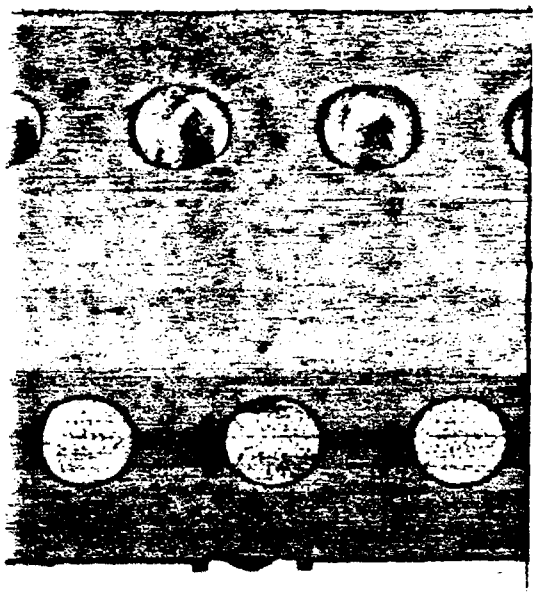
S & K #:94-0898
Map & Parcel - 146 4 168

0193365
IDENTIF. & REFERENCE

96 JUN 17 AM 8:22
FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY TN.

4202 06/17 0101 03CHECK 226.35





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

RECEIVED OF _____

FOR _____

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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 58741.28	
			CON TX 217.35	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 226.35	
			CHECK 226.35	
06/17/96	01	11:25	0001 4202	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193365
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 11 22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052013