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

BOOK 10121 PG 780

NAME: James T. Williams and Yvonne B. Williams
S&K#: 96-0033
LOAN#: 71536459

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 25, 1994, recorded in Book 9358, Page 15, Register's Office of Davidson County, Tennessee, James T. Williams and wife, Yvonne B. Williams, conveyed to Leslie A. Dennis, 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 10047, Page 252, 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 **JULY 10, 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 Fleet Mortgage Corp. f/k/a Fleet Real Estate Funding Corp., whose address is P.O. Box 1169 Milwaukee, WI 53201-1169, at and for the sum of $36,169.03, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Fleet Mortgage Corp. f/k/a Fleet Real Estate Funding 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 Fleet Mortgage Corp. f/k/a Fleet Real Estate Funding Corp., its 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, to wit:

Being part of the easterly half of Lot No. 42 on the map of Midway as of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the west margin of Killarney Street, now 33rd Avenue North, 150 feet north of the intersection of Clare Street; thence with the westerly margin of 33rd Avenue North, North 50 feet to a point; thence at right angles Westerly 150 feet to an alley; thence in a Southerly direction with the easterly margin of said alley 50 feet to a point; thence at right angles Easterly 150 feet to the beginning point on 33rd Avenue North.

This legal description is identical with that in Deed recorded in Book 9358, Page 15, 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 9358, Page 15, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9358, Page 12, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements 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 Fleet Mortgage Corp. f/k/a Fleet Real Estate Funding Corp., its 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 July, 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 12th day of July, 1996.

Christine K. Thomas NOTARY PUBLIC AT LARGE My Comm Exp 12-21-99 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 $36,169.03, 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 12th day of July, 1996.

Christine K. Thomas NOTARY PUBLIC AT LARGE My Comm Exp 12-21-99 SHELBY COUNTY, TN

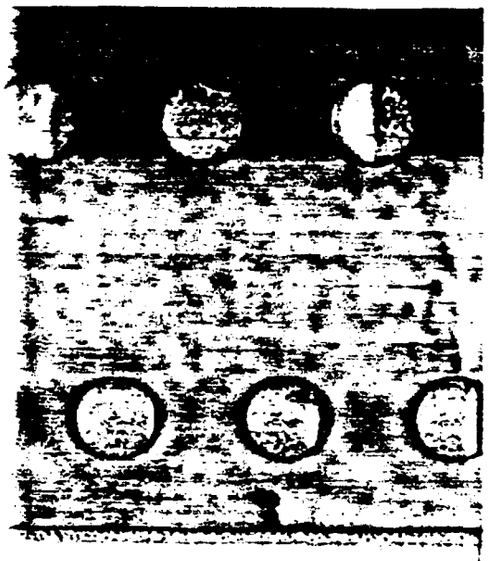
Christine K. Thomas
Notary Public

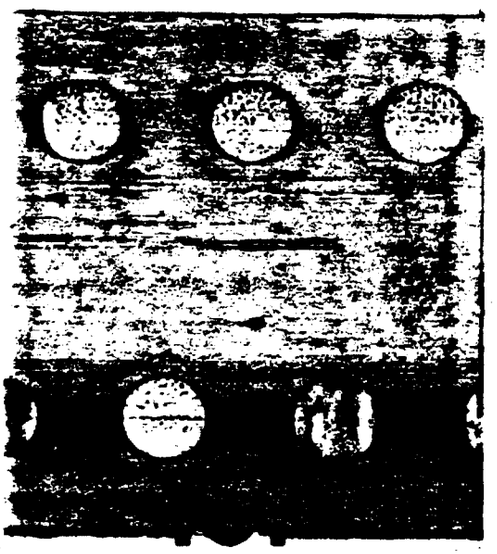
PROPERTY ADDRESS: 931 33rd Avenue North, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fleet Mortgage Corp. f/k/a Fleet Real Estate Funding Corp.
P.O. Box 1169
Milwaukee, WI 53201-1169

S & K #:96-0033
Map & Parcel - 92 5 125

0203897
IDENTIFICATION REFERENCE
96 JUL 16 AM 9:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10121 PG 783

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 36169.03
CON TX 133.83
PRFEE 1.00
WDEED 12.00
TOTAL 146.83
CHECK 146.83

07/16/96 01 09:10 0001 5591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203897
IDENTIF. ↑ REFERENCE

96 JUL 16 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063263