BOOK 10121 PG 802

Scott A. Lamke
Acct. No. 40055446

Name and address of new owner:

Southern Financial, Inc.
4825 Trousdale Drive
Suite 238
Nashville, TN 37220

Send tax bills:

SAME

Prepared by: mail

David W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN 37027

Map & Parcel No.
83-9-328
23W07720

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 8, 1994, recorded in Book 9433, page 625, Register's Office, Davidson County, Tennessee, Scott A. Lamke, conveyed to D. Ronald Ingram, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 30, 1996, and recorded in Book 10077, page 431, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 30 and June 6 and 13, 1996, stating that on June 28, 1996, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead,

dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 8528, page 45, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc. for $17,663.36, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 93 on the plan of the A V S Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Scott A. Lamke, a single person, by deed from Edward J. Derwinski, Secretary of Veterans Affairs, of record in Deed Book 8528, page 42, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1409 Gartland Avenue, Nashville, Tennessee 37206.
>
> The above legal description is identical to the legal description in the previous deed of trust.

The State of Tennessee has filed a tax lien against Scott A. Lamke d/b/a Dairy Queen of Waverly, of record in Book 9741, page 868, Register's Office, Davidson County, Tennessee. The Notice required by T.C.A. 67-1-1433(b)(1) has been timely furnished to the state of Tennessee and the sale of the above-described real property will be subject to the right of the state of Tennessee to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its

successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 28th day of June, 1996.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 28th day of June, 1996.

Gail A. Arpaio
Notary Public

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $17,663.36.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 28th day of May, 1996.

Gail A. Arpaio
Notary Public

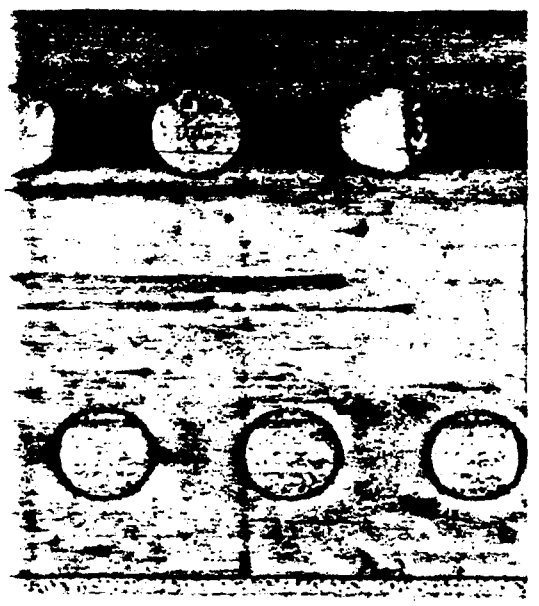
GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

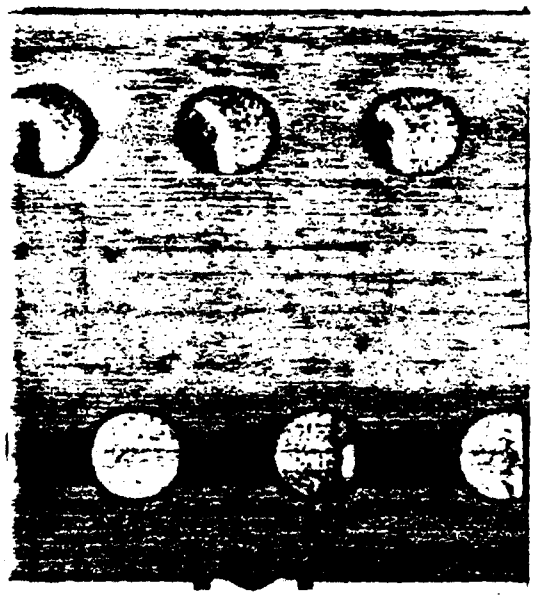
My Commission Expires: 7/25/98

96 JUL 16 AM 9:12
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0203902
IDENTIFICATION REFERENCE

78-36





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10121 PG 805

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 17663.36
MOR TX 65.36
PRFEE 1.00
TDEED 12.00
TOTAL 78.36
CHECK 78.36

07/16/96 01 09:17 0001 5597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203902
IDENTIF. # REFERENCE

96 JUL 16 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063268