TW# 203205 / WMRB&F# 714-4

BOOK 10124 PG 719

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 28th day of July, 1986, and recorded in book 6940, at page 250, in the Register's Office of Davidson County, Tennessee, Deborah L. Roberts, Rebecca L. Hagy, and Jimmy Dunn and Joyce P. Dunn, conveyed to Tim N. Taylor, 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 Robert M. Wilson, Jr., as Substitute Trustee by instrument of record, recorded in book 9993, at page 280, in the Register's Office of Davidson County, Tennessee;

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 said Deed of Trust by which advertisement of the sale was appointed to be held on June 27, 1996, at the main entrance to the courthouse, in Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale a public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to ROUSSEAU MORTGAGE CORPORATION, a corporation, whose address is P.O. Box 4508, Houston, Texas, 77210-4508 at and for the sum of Fifty-Eight Thousand Three Hundred Fifty-Four Dollars and Seventy-Eight Cents, 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 ROUSSEAU MORTGAGE CORPORATION, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said ROUSSEAU MORTGAGE CORPORATION, their 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:

BEING LOT NO. 30-B OF THE ZONE LOT DIVISION OF LOT NO. 30, OF LAKESHORE WOODS, SECTION 3, OF RECORD IN PLAT BOOK 6250, PAGE 824, AMENDING PLAT BOOK 5200, PAGE 621, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 3361 Oak Tree Court, Antioch, TN 37013-1292.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments

thereunto belonging or in any way appertaining unto ROUSSEAU MORTGAGE CORPORATION, and unto its successors and assigns, in fee simple forever, to whom the said, Robert M. Wilson, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under them, as such Substitute Trustee, but not further otherwise.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on July 15, 1996, has hereunto set his hand and seal.

Robert M. Wilson, Jr., Substitute Trustee
WILSON, McCALLA, RAYMER, BARRETT & FRAPPIER

STATE OF ARKANSAS
COUNTY OF PULASKI

On July 15th, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., 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 above written.

NOTARY PUBLIC
My Commission Expires: 8-1-2004

MEREDITH L. MCILROY NOTARY PUBLIC PULASKI COUNTY ARKANSAS 8/1/2004

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rousseau Mortgage Corporation
c/o Transworld Mortgage Corporation
P.O. Box 4508
Houston, TX 77210-4508

FORM FOR OATH
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfered, whichever is greater, is $ 58,354.78, which amount is equal to or greater thatn the amount which the property transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me this 15th day of July, 1996.

MEREDITH L. MCILROY NOTARY PUBLIC PULASKI COUNTY ARKANSAS

Notary Public

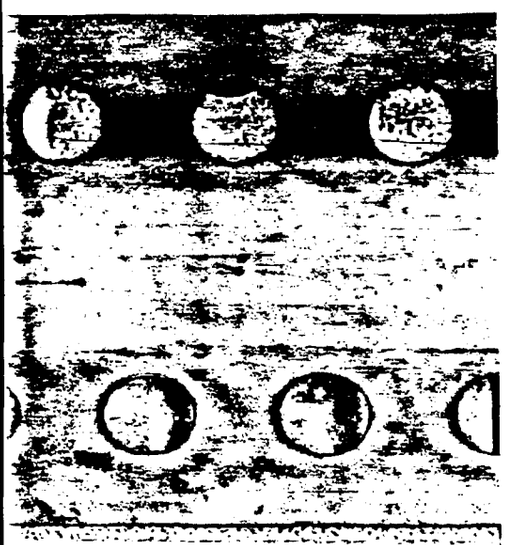
THIS INSTRUMENT PREPARED BY:
ROBERT M. WILSON, JR.
ATTORNEY AT LAW
425 W. CAPITOL AVENUE, SUITE 1500
LITTLE ROCK, AR 72201-3482
(501) 375-1820

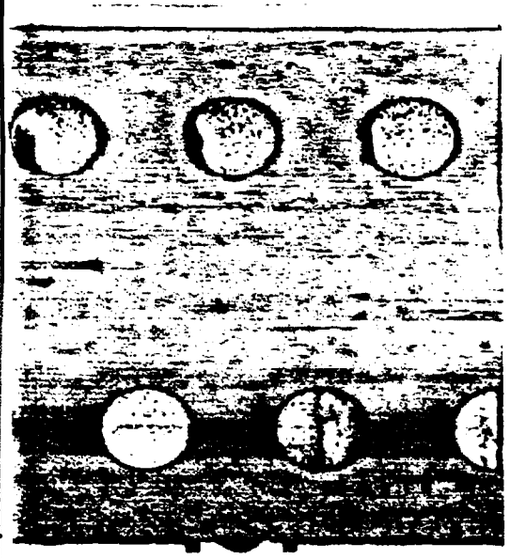
MAIL ENV.

5520 07/18 0101 03CHECK 224.91

96 JUL 18 AM 9:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02047768
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 721

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	58354.78
CON TX	215.91
PRFEE	1.00
WDEED	8.00
TOTAL	224.91
CHECK	224.91

07/18/96 01 09:02 0001 6520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204768
IDENTIF. & REFERENCE

96 JUL 18 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064171