SUBSTITUTE TRUSTEE'S DEED

Map 082-07
Parcel 76.00

WHEREAS, by Deed of Trust dated March 31, 1995 recorded in Volume 9638, Page 70, Register's Office for Davidson County, Tennessee, Gerald D. Ogilivie and Wanda F. Ogilvie conveyed to Tri-State Title & Escrow, of Nashville, Tennessee, 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 Volume 10104, Page 635 in the Register's Office for 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 in the Deed of Trust by which advertisement the sale was appointed to be held on August 15, 1996, at 12:00 Noon, at the Front/Main Door of the Davidson County Courthouse in Nashville, Tennessee; 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 Transamerica Financial Services, Inc., whose address is 7101 Executive Center Drive, Suite 200, Brentwood, Tennessee 37027, at and for the sum of $43,500.00 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 the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Transamerica Financial Services, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Auborn L. Hager, III, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Transamerica Financial Services, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

Being Lot No. 72, on Plan of V.S. Lindsley's Addition to Edgefield now East Nashville of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete, accurate legal description.

96 AUG 23 AM 10:55
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

021513
IDENTIFICATION REFERENCE

Being the same property conveyed to Gerald D. Ogilvie and Wanda F. Ogilvie by Deed from Mattie B. Sherrell of record in Book 8272, Page 690, dated March 1, 1990, recorded January 9, 1991, in the Register's Office of Davidson County, Tennessee.

Property known as 815 Stockell Street, Nashville, Tennessee 37207.

There are no liens or claimed liens of the United States or the State of Tennessee which would require notice to be given to the United States or the State of Tennessee pursuant to the provisions of 26 U.S.C. Section 7425 (b) or T.C.A. Section 67-1-1433 (b)(1), respectively.

TO HAVE AND TO HOLD the said property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Transamerica Financial Services, Inc., its successors and assigns, in fee simple forever, to whom the said Auborn L. Hager, III, 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 THEREOF, the said Auborn L. Hager, III, Substitute Trustee, has hereunto set his hand and seal this 15th day of August, 1996.

Auborn L. Hager, III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of August, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Auborn L. Hager, III, to me known to be the person described in and who executed the foregoing instruments, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and seal the day and year above written.

Notary Public

My Commission Expires: 5/23/98

JENNIFER M. PIERCE NOTARY PUBLIC DAVIDSON COUNTY

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,500.00, 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 this 15th day of August, 1996.

Notary Public

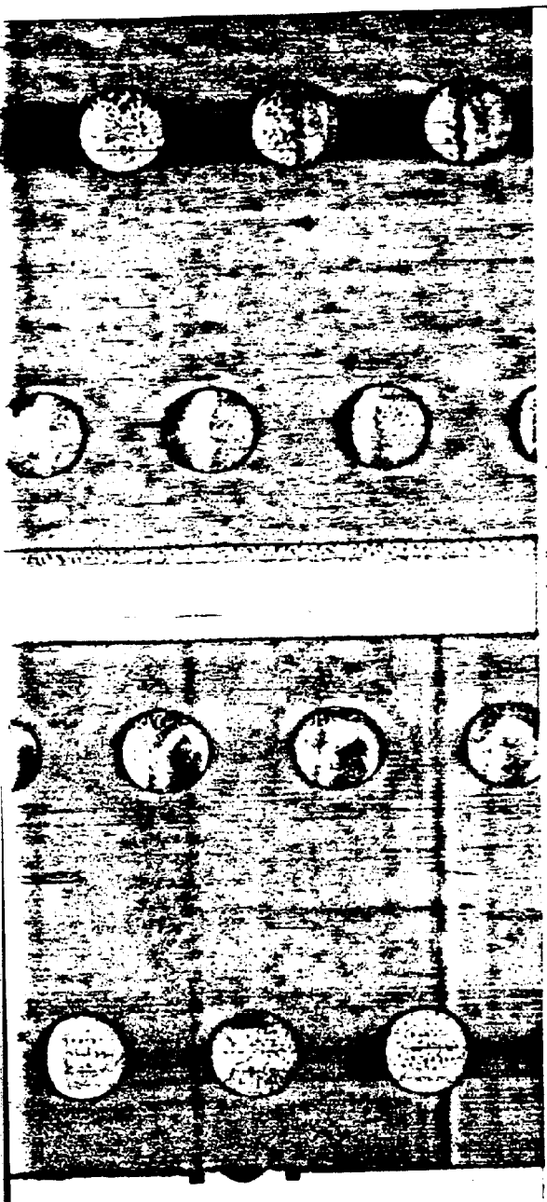
My Commission Expires: 8-23-98

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Transamerica Financial Services, Inc.
7101 Executive Center Drive, Suite 200
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY:
Auborn L. Hager, III
2323 Hillsboro Road, Suite 502
Nashville, Tennessee 37212

0185 08/23 0101 03CHECK 173.95



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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 752

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 43500.00
				CON TX 160.95
				PRFEE 1.00
				WDEED 12.00
				TOTAL 173.95
				CHECK 173.95
08/23/96	01			11:00 0001 0185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02175 13
IDENTIF. # REFERENCE

96 AUG 23 AM 10:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023238