TRUSTEE'S DEED

THIS INDENTURE, made this 30th day of August, 1996, by and between CHARLES H. CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and BANKERS TRUST COMPANY, Party of the Second Part.

WITNESSETH: BOOK 10173 PG 255

That, WHEREAS, on the 30th day of March, 1995, Fred M. Whitley, executed a Deed of Trust to Mary L. Aronov, Trustee, to secure a Promissory Note in the original amount of $19,200.00, the same being payable to Quality Mortgage USA, Inc., said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 9637, Page 58, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles H. Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 12th day of August, 1996, in Book 10153, Page 10, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County.

Said Lot No. 61 fronts 50 feet on the easterly side of 33rd Avenue North, formerly Baron Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Fred M. Whitley by Quit Claim Deed dated January 22, 1986, recorded in Deed Book 6767, Page 372, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 30th day of August, 1996, at 12:00 noon at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 24,074.37 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

PROPERTY OWNER:
Bankers Trust Company
% Temple-Inland Mtg. Corp.
P.O. Box 40; Austin, Tx. 78767

MORTGAGEE
NONE

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bankers Trust Company
% Temple-Inland Mortgage Corporation
(NAME OF PERSON OR AGENCY)
P.O. Box 40
Austin, Texas 78767
(ADDRESS OF ABOVE PARTY)

MAP No. 92-13
Parcel 408

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles H. Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

BOOK 10173 PG 256

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES H. CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 30th day of August, 1996.

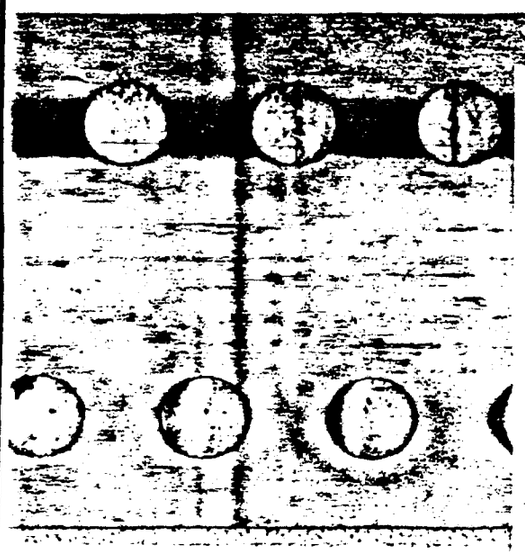
Linda J. Mebb
NOTARY PUBLIC
My Commission Expires: 12-2-98.

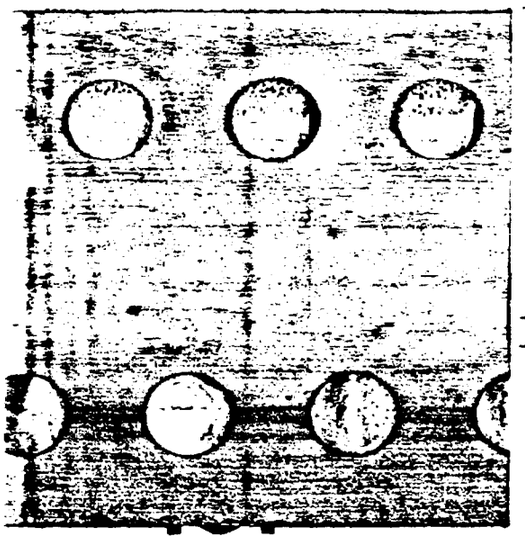
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,019.37
Charles Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96
J. Chandler
Deputy Register

0219901
IDENTIF. & REFERENCE

96 AUG 30 PM 12: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2762 08/30 0101 03CHECK 98.17





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 257

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 24074.37
CON TX 89.17
PRFEE 1.00
WDEED 8.00
TOTAL 98.17
CHECK 98.17

08/30/96 01 12:19 0001 2762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219901
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1025280