BOOK 10193 PG 321

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

NAME: Justin L. Presson
and Jeremy L. Presson
S&K#: 96-0918
LOAN#: 10742600

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 27, 1985, recorded in Book 6729, Page 395, Register's Office of Davidson County, Tennessee, Kevin S. Killets, conveyed to Joseph A. Morris, 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 10096, Page 532, 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 **AUGUST 28, 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 Philip S. Segraves, a single person and Henry Bruce Buckner, a single person, whose address is 628 Durrett Drive, at and for the sum of $44,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 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 Philip S. Segraves, a single person and Henry Bruce Buckner, a single person, 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 Philip S. Segraves, a single person and Henry Bruce Buckner, a single person, their heirs 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 3rd Civil District, Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 392 on the Map of Cloverhill Subdivision Section VII, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 6729, Page 395, 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 6729, Page 395, Register's Office of Davidson County, Tennessee.

The last deed of record is Affidavit of Heirship, recorded in Book 9970, Page 109, Register's Office for Davidson County,

Tennessee. BOOK 10193 PG 322

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens 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 Philip S. Segraves, a single person and Henry Bruce Buckner, a single person, their heirs and assigns, in fee simple forever.

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 29th day of August 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 day and year written above.

Notary Public

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 11-24-97

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 $44,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

Notary Public

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 11-24-97

PROPERTY ADDRESS: 2916 Lakeland Drive, Nashville, Tennessee 37214-3504

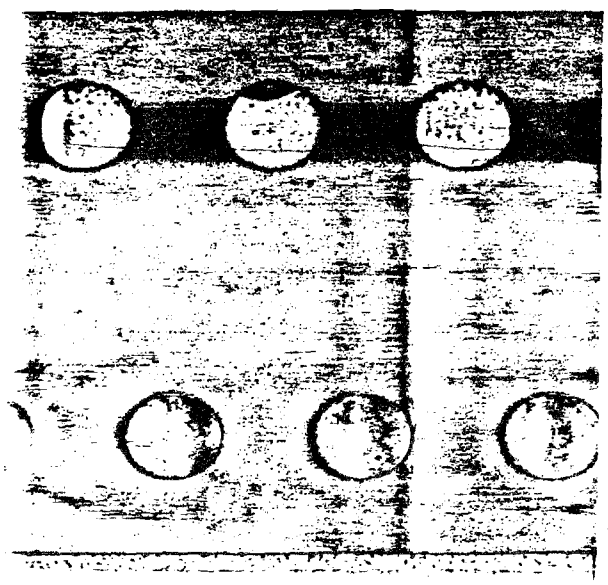
RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Philip S. Segraves
Henry Bruce Buckner
628 Durrett Drive
Nashville, TN 37221

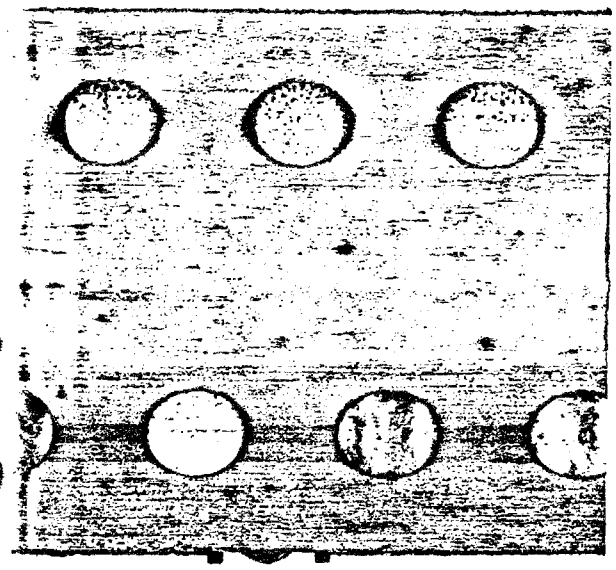
S & K #:96-0918
Map & Parcel - 96 14 3

0226129 IDENTIF. ↑ REFERENCE Mail

96 SEP 17 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7410 09/17 0101 03CHECK 171.80





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

RECEIVED OF _____

FOR _____

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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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80
09/17/96 01 10:09 0001 9410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226129
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 10: 04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031848