BOOK 10198 PG 451

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 23rd day of October, 1995, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9837, Page 852, DAVID W. DRAKE, single, conveyed to Lee Cranford, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 10129, Page 757, and,

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 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 the said sale was appointed to be held on the 19th day of September, 1996, at the Court House of 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 sale NORWEST MORTGAGE, INC., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $95,955.11, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said NORWEST MORTGAGE, INC. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said NORWEST MORTGAGE, INC., as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot 86, on the Plan of Hickory View Subdivision, Section Four, as of record in Book 6900, Page 373, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property as conveyed to David W. Drake by Warranty Deed of record at Book 9837, Page 849, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said NORWEST MORTGAGE, INC. as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 19th day of September, 1996.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 19th day of September, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires: 3/30/99

Property Address: 218 Ash Grove Drive, Nashville, Tennessee 37211

Mail Tax Notices to: Norwest Mortgage, Inc., 405 S.W. 5th Street, Des Moines, IA 50309-4626

Name and Address of Property Owner: Norwest Mortgage, Inc., 405 S.W. 5th Street, Des Moines, IA 50309-4626

Tax I.D. No. 162-10-217

File No. RJF 960738

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,955.11, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

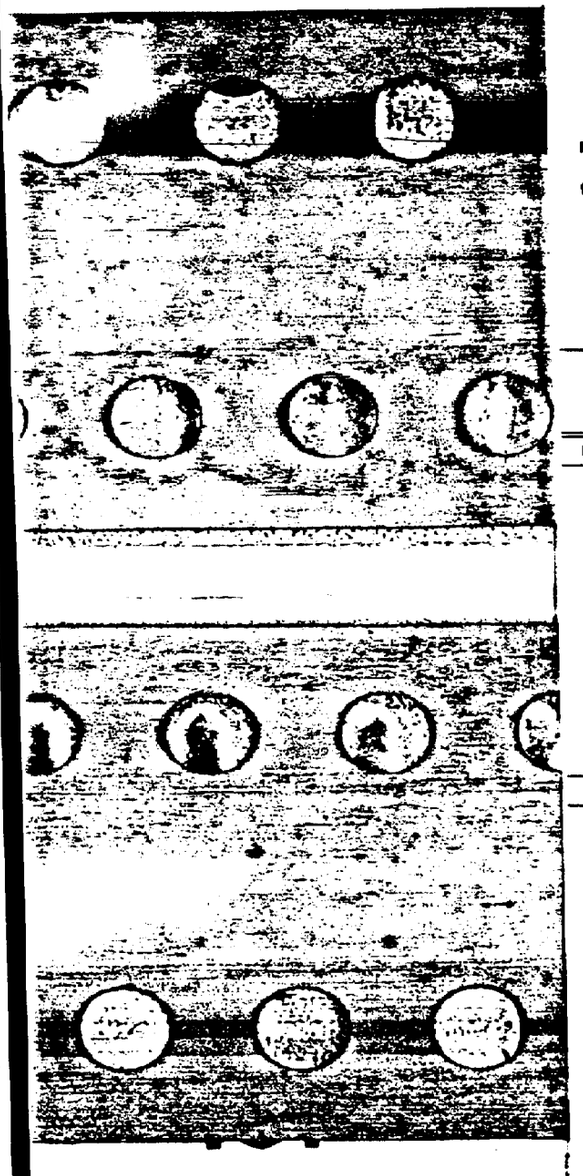
SUBSCRIBED AND SWORN to before me this 19th day of September, 1996.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires: 3/30/99

0227744
IDENTIFICATION REFERENCE
96 SEP 23 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1151 09/23 0101 03CHECK 364.



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 95955.11
				CON TX 355.04
				PRFEE 1.00
				WDEED 8.00
				TOTAL 364.04
				CHECK 364.04
09/23/96	01			08:54 0001 1151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227744
IDENTIF. & REFERENCE

96 SEP 23 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033562