BOOK 10227 PG 427

Robert Owen Brown
SFI Acct. No. 40047635

Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial, Inc. 4825 Trousdale Drive Suite 238 Nashville, TN 37220	SAME	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027 Map & Parcel No. 81-11-266

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 19, 1993, recorded in Book 9020, page 838, Register's Office, Davidson County, Tennessee, Robert Owen Brown a/k/a Robert O. Brown, conveyed to D. Ronald Ingram, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 9, 1996, and recorded in Book 10160, page 106, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the

dates of September 12, 19 and 26, 1996, stating that on October 4, 1996, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc. for $24,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the unrecorded resubdivision of Lots Nos. 370 and 371 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County, according to a survey made on June 7, 1950, by George W. Watkins, Surveyor, and particularly described as follows:
>
> SAID Lot No. 2 beginning on the south side of Wheeless Street at a point 33 feet from the southeast corner of the intersection of 17th Avenue North 90 feet to a dead line; thence east parallel with Wheeless Street 28 feet to a point; thence north and parallel with 17th Avenue North 90 feet to a point in the south side of Wheeless Street; thence west with the southerly margin of Wheeless Street 28 feet to the point of beginning.

BEING the same property conveyed to Robert Owen Brown by deed from Wenford Barnes and wife, Nettie M. Barnes, of record in Book 5818, page 400, Register's Office for Davidson County, Tennessee.

This is improved property located at 1609 Wheeless Street, Nashville, Tennessee, 37208.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of October, 1996.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 4th day of October, 1996.

Notary Public

My Commission Expires: 7/25/98

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

023584.2
IDENTIF. A REFERENCE

96 OCT 17 AM 8:33
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

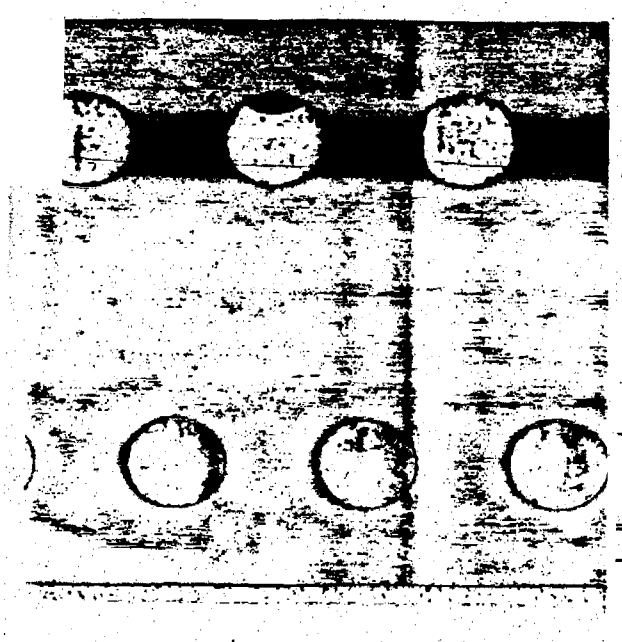
Subscribed and sworn before me, this 4th day of October, 1996.

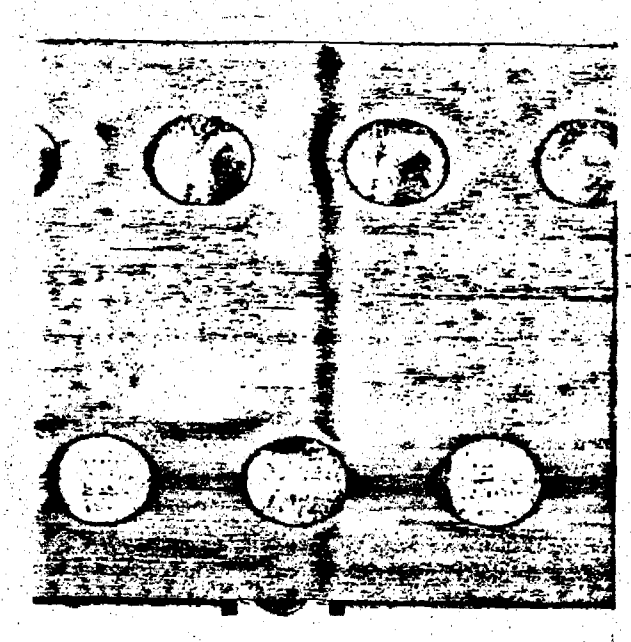
Notary Public

My Commission Expires: 7/25/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0785 10/17 0101 03CHECK 105.80





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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 431

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	24000.00
			CON TX	88.80
			PRFEE	1.00
			WDEED	16.00
			TOTAL	105.80
			CHECK	105.80
10/17/96	01	08:34	0001	0785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236842
IDENTIF. & REFERENCE

96 OCT 17 AM 8:3[illegible]
FELIX [illegible]
DAVIDSON COUNTY, TN

No. 1044283