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

NAME: Gus H. Crockett Jr. and Trinity L. Crockett
S&K#: 95-1303
LOAN#: 033064

SUBSTITUTE TRUSTEE'S DEED BOOK 10235 PG 478

WHEREAS, by Deed of Trust dated September 30, 1994, recorded in Book 9513, Page 907, Register's Office of Davidson County, Tennessee, Gus H. Crockett Jr. and wife, Trinity L. Crockett, conveyed to Mary Frances Rudy, 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 9869, 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 **OCTOBER 16, 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 AmSouth Bank of Tennessee, whose address is P.O. Box 847, Birmingham, AL 35201, at and for the sum of $52,900.00, 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 property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AmSouth Bank of Tennessee, 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 AmSouth Bank of Tennessee, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 55 on the Plan of Stanley Heights, as of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 62 feet on the northwesterly side of Bain Drive and extends back 118 feet on the northeasterly line and 86.2 feet on the southwesterly line to a broken line in the rear on which it measures 69.8 feet.

This legal description is identical with that in Deed recorded in Book 9513, Page 907, 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 9513, Page 907, Register's Office of Davidson County, Tennessee.

BOOK 10235 PG 479

The last warranty deed of record is Warranty Deed, recorded in Book 9513, Page 904, re-recorded in Book 9521, Page 368, as corrected by Deed of Record in Book 10089, Page 234, and re-recorded in Book 10108, Page 456, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements 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 AmSouth Bank of Tennessee, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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 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 16th day of October, 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 16th October, 1996.

Maris A. Slater
Notary Public

MARIS A. SLATER NOTARY PUBLIC AT LARGE My Comm. Exp. 8-22-2000 SHELBY CO. TN

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 $52,900.00, 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 on the 16th day of October, 1996.

Maris A. Slater
Notary Public

MARIS A. SLATER NOTARY PUBLIC AT LARGE My Comm. Exp. 8-22-2000 SHELBY CO. TN

PROPERTY ADDRESS: 1403 Bain Drive, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
AmSouth Bank of Tennessee
P.O. Box 847
Birmingham, AL 35201

S & K #:95-1303
Map & Parcel - 34 14 52

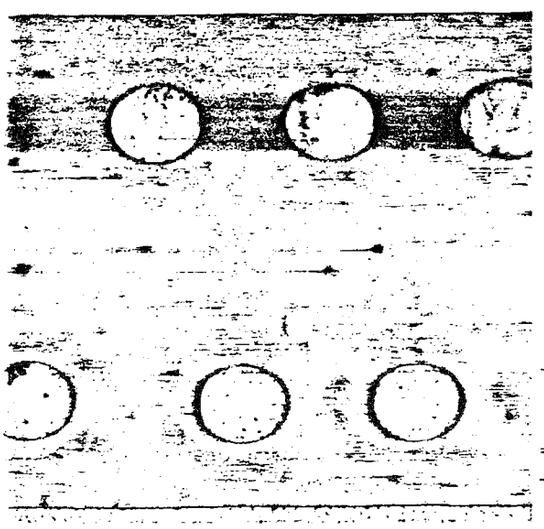
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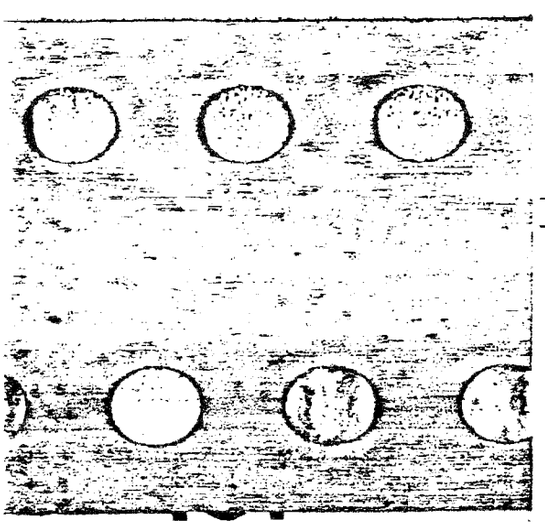
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

96 OCT 24 AM 9:26

0239409

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 11235 PG 480

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	32900.00
			CON TX	195.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	204.73
			CHECK	204.73
10/24/96	01		09:27 0001	3586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239409
IDENTIF. # REFERENCE

96 OCT 24 AM 9:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080563

No [redacted]