Tennessee
Map 82-7-5C/5

Robert Stout
Loan #941452
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 14, 1988, and recorded in Book 7600, Page 766 in the Register's Office of Davidson County, Tennessee, Robert L. Stout and wife, Yvonne Stout, conveyed to Thomas R. James, Trustee(s), 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 10205, Page 4 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on October 25, 1996, at the main south door of the Courthouse of Davidson County, 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 Home Savings of America, FSB, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-Six Thousand and 00/100 Dollars; 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 Home Savings of America, FSB of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, FSB, its successors 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:

Being Lot No. I-A, Zone Lot Division, Lot No. 1, N 2nd St. Lot, as of record in Book 6200, Page 735, Register's Office, Davidson County, Tennessee.

Robert L. Stout and Yvonne Stout obtained title to the above referenced real estate by Deed of record in Book 7588, Page 636, Register's Office of Davidson County, Tennessee.

96 OCT 25 AM 10:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

U239963
IDENTIF. & REFERENCE

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Home Savings of America, FSB, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	35,243.00
	$36,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 25, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 25, 1996 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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 above written.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Feb. 23, 1999

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
619 A North 2nd Street,
Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Home Savings of America, FSB
4900 Rivergrade Road
Bldg. 509/Dept. 7220
Irwindale, CA 91706

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 36,000.00

Affiant

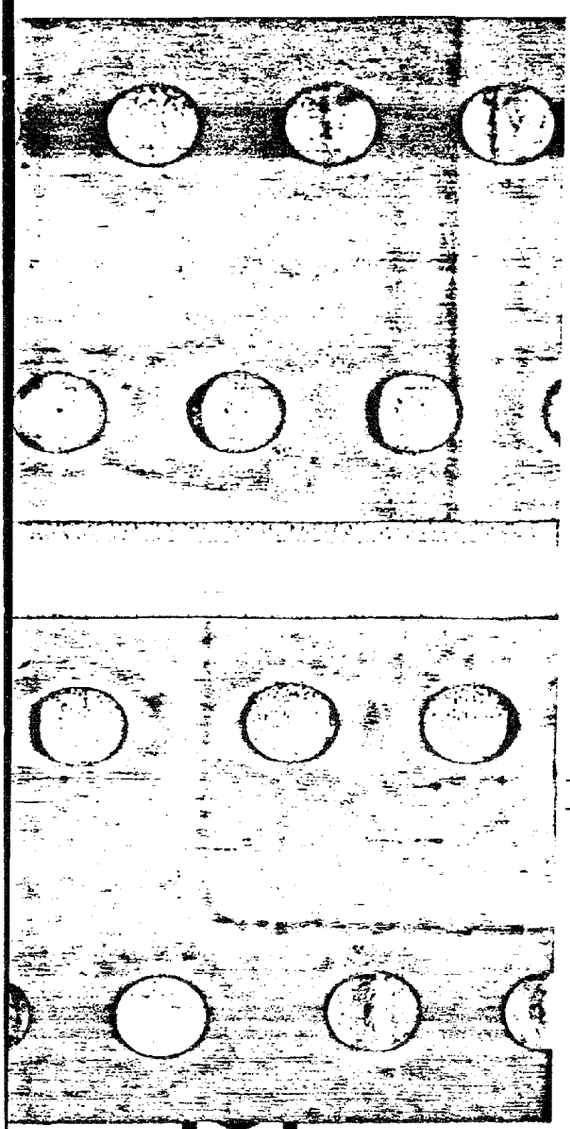
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 1996

Notary Public

MY COMMISSION EXPIRES My Commission Expires Feb. 23, 1999

mail to

176 10/25 0101 03CHECK 142.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 92

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 142.20
				CHECK 142.20
			10/25/96 01	10:16 0001 4176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239963
IDENTIF. & REFERENCE

96 OCT 25 AM 10: 14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

№ 1081147

No [redacted]