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

BOOK 10302 PG 98

NAME: Anthony DeRoxrobins, Eddie DeRoxrobins and Ida DeRoxrobins
S&K#: 96-1690
LOAN#: 070064

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 3, 1988, recorded in Book 7469, Page 506, Register's Office of Davidson County, Tennessee, Eddie DeRoxrobins and wife, Ida DeRoxrobins and Anthony DeRoxrobins, conveyed to Warren H. Wild, Jr., 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 10234, Page 79, 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 **DECEMBER 18, 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 First Family Financial Services, whose address is 2122 N. Gallatin Road, Madison, TN 37116, at and for the sum of $34,716.85, 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 First Family Financial Services, 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 First Family Financial Services, 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:

Described property located in 12th Civil District, Davidson County, Tennessee, to wit:

Being Lot No. 20 on the plan of Section One, Hillhurst Acres, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 124.96 feet on the east side of Hillhurst Drive and extends back 205 feet on the south line and 155 feet on the north line to a dead line in the rear on which it measures 133.1 feet.

This legal description is identical with that in Deed recorded in Book 7469, Page 506, 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 7469, Page 506, Register's Office of Davidson County, Tennessee.

The last quit claim deed of record is Quit Claim Deed, recorded in Book 7469, Page 504, and Warranty Deed, recorded in Book 5973, Page 942, Register's Office for Davidson County, Tennessee.

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 First Family Financial Services, its successors 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 18th day of December 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.

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 $34,716.85, 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 date written above.

Maris A. Slater
Notary Public

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

PROPERTY ADDRESS: 3024 Hillhurst Drive, Nashville, Tennessee 37207

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
First Family Financial Services
2122 N. Gallatin Road
Madison, TN 37116

S & K #:96-1690
Map & Parcel - 60 7 14

9566 12/27 0101 03CHECK 137.

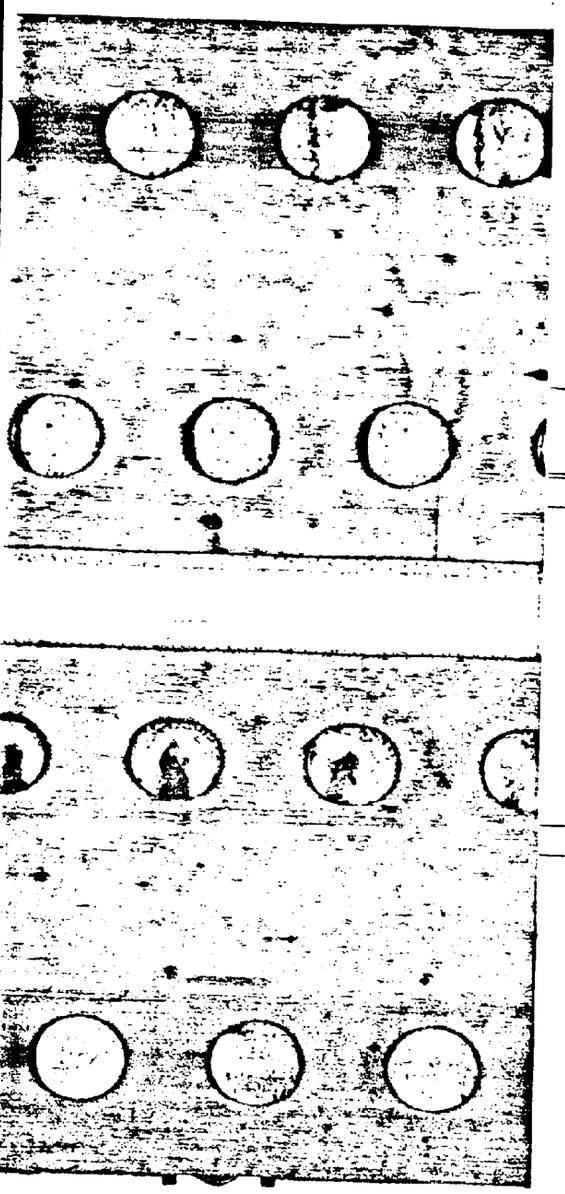
PICK-UP

DAVIDSON COUNTY, TN.

96 DEC 27 AM 10:53

0259282

IDENTIF. + REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 100

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 34716.85
				CON TX 128.46
				PRFEE 1.00
				WDEED 8.00
				TOTAL 137.46
				CHECK 137.46
		12/27/96	01	10:52 0001 9566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259282

IDENTIF. # REFERENCE

96 DEC 27 AM 10:53

FELIX Z. WILSON II, REGISTER

DAVIDSON COUNTY, TN.

No. 1102128