REF. 203380 / WMRB&F NO. 714-10 / FHA NO. 483-121420-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the August 29, 1986, and recorded in book 6969, at page 338, in the Register's Office of Davidson County, Tennessee, Ms. Regina Ann Duncan conveyed to J.B. Cannon, as Trustee for Commerce Union Bank, 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 Robert M. Wilson, Jr., as Substitute Trustee by instrument of record recorded in book 10099, at page 360, in the Register's Office of Davidson County, Tennessee; 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 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 of the sale was appointed to be held on August 15, 1996 at the main door of the courthouse, in Nashville, 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 time the said property was struck off and sold to MONDRIAN MORTGAGE CORPORATION, at and for the sum of SIXTY-EIGHT THOUSAND THREE HUNDRED NINE DOLLARS AND NINETY-FIVE CENTS ($68,309.95), 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 MONDRIAN MORTGAGE CORPORATION of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MONDRIAN MORTGAGE CORPORATION their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92A ZONE LOT DAVIDSON LOT 81, CHELSEA OF PRIEST LAKE, SECTION 2-A AND LOT 92, CHELSEA OF PRIEST LAKE, SECTION 2-B OF RECORD IN BOOK 6250, PAGE 944 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 92A FRONTS 42.31 FEET ON THE EASTERLY MARGIN OF SHEANA WAY AND EXTENDS BACK 161.56 FEET ON THE NORTHERLY LINE AND 145.67 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 43.92 FEET THEREON.

Commonly known as: 2905 Sheana Way, Antioch, TN 37013-2511

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any way appertaining unto MONDRIAN MORTGAGE CORPORATION and unto its successors and assigns, in fee simple forever, to whom the said, Robert M. Wilson, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under them, as such Substitute Trustee, but not further otherwise.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 2 day of December, 1996, has hereunto set his hand and seal.

Robert M. Wilson, Jr., Substitute Trustee
WILSON, MCCALLA, RAYMER, BARRETT & FRAPPIER

STATE OF ARKANSAS
COUNTY OF PULASKI

On the 2 day of Dec., 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged the 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.

Regina M. Richburg
NOTARY PUBLIC
My Commission Expires: 12-18-2000

REGINA M. RICHBURG NOTARY PUBLIC PULASKI COUNTY, ARK. COMM. EXP. 12-18-2000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mondrian Mortgage Corporation
P.O. Box 4508
Houston, TX 77210-4508

THIS INSTRUMENT PREPARED BY:
Robert M. Wilson, Jr.
Attorney at Law
17 West Pontotoc
Memphis, TN 38103
(901) 578-8878

MAILENV.

96 DEC 30 AM 10:42
DAVIDSON COUNTY, TN.

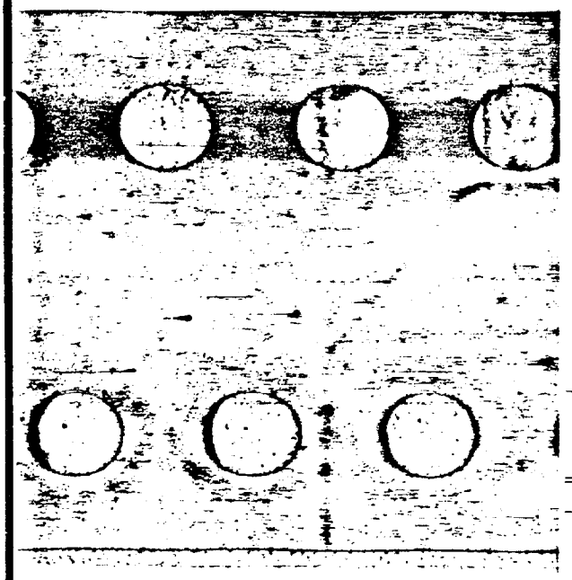
02597135
IDENTIFICATION

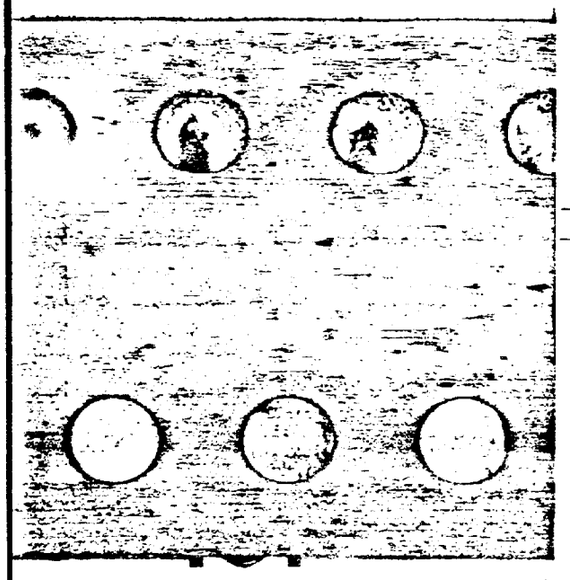
FORM FOR OATH
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 68,309.95, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me this 2nd day of Dec., 1996.

Regina M. Richburg
Notary Public

REGINA M. RICHBURG NOTARY PUBLIC PULASKI COUNTY, ARK. COMM. EXP. 12-18-2000

0042490 0101 03CHECK 361-70





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

RECEIVED OF _____

FOR _____

BOOK 10303 PG 799

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 68309.95	
			CON TX 352.75	
			PRFEE 1.00	
			WDEED 8.00	
			~~TOTAL~~ ~~361.75~~	
			~~CHECK~~ ~~361.75~~	
12/30/96	01	10:44 0001 0042		
			VOID	
			RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	352.75-
			CON TX 252.75	
			~~TOTAL~~ ~~100.00~~	
			~~CHECK~~ ~~100.00~~	
12/30/96	01	11:02 0001 0066		

0259735
IDENTIFICATION REFERENCE

96 DEC 30 AM 10:42
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

TOTAL $261.75

No. 1102598