Box 52

034-09-0

137.00

BOOK 10308 PG 648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of April 28, 1994, Barbara E. McEwen executed a certain Deed of Trust to Harold Reeves, of Davidson County, Trustee, for the purpose of securing the debt and obligations therein described, which deed of trust is recorded at Book 9229, page 355, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said deed of trust and the undersigned, as Substitute Trustee, was requested by Gary L. Melton, the owner and holder of the debt to advertise and sell the property conveyed by said deed of trust in compliance with the provisions thereof;

WHEREAS, the undersigned as Substitute Trustee, did in compliance with provisions of said Deed of Trust, advertise for sale of the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of December 5, December 12, and December 19, 1996, of said newspaper, said sale having been advertised for December 30, 1996 at 9:00 A.M., at the front door of the Nashville, Davidson County, Courthouse, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Gary L. Melton, to-wit: a bid of Sixteen Thousand Thirty Five and 94/100 Dollars ($16,035.94), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Brenda R. Lehman, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Gary L. Melton, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Being Lot No. 1 on the Plan of Gateway, Section 2, of record in Plat Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Barbara E. McEwen by deed from Gary L. Melton and wife, Linda C. Melton of record in Book 9329, page 352, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said Gary L. Melton, his successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, but not further or otherwise.

97 JAN -2 PM 1:28
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
02609844

The proceeds of this sale, the receipt of which the undersigned hereby acknowledges, have been applied as follows:

Amount of Bid		$16,035.94
Publication Costs	$ 747.00	
Attorney's Fee	$ 810.00	
Appointment Substute Trustee	$ 8.00	
Recording Fees Deed	$ 68.33	
Balance credited on Debt Secured by Above Described Deed of Trust	$14,402.61	

Balance to be disposed of in Accordance with Provisions of Above Described Deed of Trust $-0-

IN WITNESS WHEREOF, the said Brenda R. Lehman, as Substitute Trustee, has hereunto set her hand this 30th day of December, 1996.

BY: Brenda R. Lehman
Brenda R. Lehman
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda R. Lehman, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 1996.

Barbara L. McGee
Notary Public at Large

My Commission Expires: 9-18-99

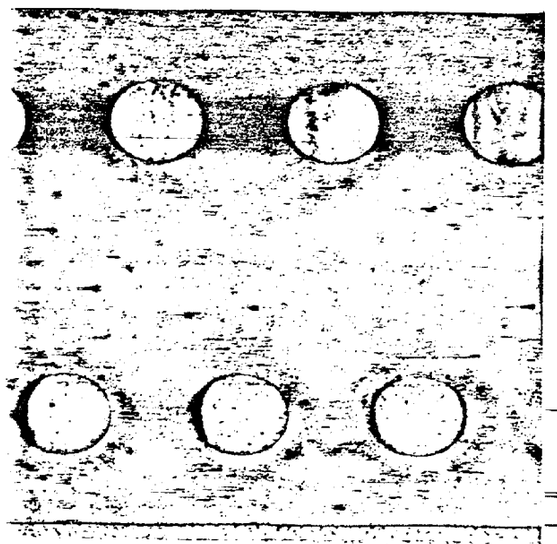
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,035.94
Barbara L. McGee
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF January 19 97
Deputy Register

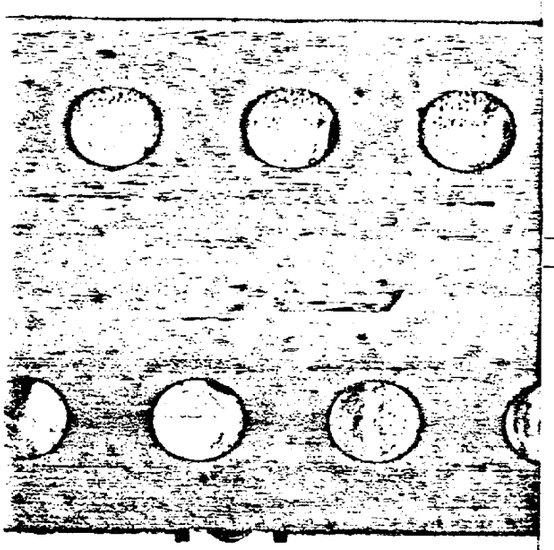
This instrument Prepared by:
Brenda R. Lehman
Attorney At Law
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

Owner:
Gary L. Melton
2218 Red Bark Cir.
Sevierville TN. 37876

Tax Bills:
First Investment Co.
P.O. Box 749
Columbus, OHIO 43216

1440 01/02 0101 03CHECK 68.34





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

RECEIVED OF _____

FOR _____

BOOK 10308 PG 650

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 16035.94
				CON TX 59.34
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.34
				CHECK 68.34
01/02/97	01	13:29	0001	1440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260984
IDENTIFICATION REFERENCE

97 JAN -2 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1103987