REF. 2972107 / WMRB&F NO. 701-61 / FHA NO. 483-0921071-703

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

BOOK 10345 PG 128

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the August 5, 1983, and recorded in book 6121 at page 800, in the Register's Office of Davidson County, Tennessee, Mr. Charles E. Dalton and Ms. Serena A. Dalton conveyed to Tim N. Taylor, as Trustee for Capitol Mortgage Corporation, 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 10239, at Page 72, 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 December 12, 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 LEADER FEDERAL BANK FOR SAVINGS, at and for the sum of Seventy-two Thousand Seven Hundred Forty-seven and Seventy-two Cents ($72,747.72), 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 with the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by LEADER FEDERAL BANK FOR SAVINGS 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 LEADER FEDERAL BANK FOR SAVINGS, its successors and assigns, the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

BEING LOT NO. 73 ON THE PLAN OF MANSKER MEADOWS, OF RECORD IN BOOK 2900, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

Commonly known as: 218 Cumberland Hills, Madison, TN 37115

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 LEADER FEDERAL BANK FOR SAVINGS, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 29 day of January, 1997, 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 29th day of January, 1997, 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.

Matthew D. Martin
NOTARY PUBLIC
My Commission Expires: 09-24-06

OFFICIAL SEAL
MATTHEW D MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Leader Federal Bank for Savings
c/o ServiceStar
6750 Hillcrest Plaza Dr. #213
Dallas, TX 75230

97 FEB 10 AM 10:33
DAVIDSON COUNTY, TN.

MAP 26-16 PARCEL 21

0271677
IDENTIFICATION REFERENCE

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 $ 72,747.72, 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 29th day of January, 1997.

Matthew D. Martin
Notary Public

OFFICIAL SEAL
MATTHEW D MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

4852 02/10 0101 03CHECK 27.16

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 130

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	72747.72
CON TX	269.16
PRFEE	1.00
WDEED	8.00
TOTAL	278.16
CHECK	278.16

02/10/97 01 10:34 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271677

IDENTIF. & REFERENCE

97 FEB 10 11:10:33

DAVIDSON COUNTY

No. 1115338