SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 16th day of August, 1994, Ruth White Bingham, unmarried, executed a certain Deed of Trust to Donna E. Amonette, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 9439, page 415, Register's Office for Davidson County, Tennessee; and

WHEREAS The Bank of New York, as Trustee under the Pooling and Servicing Agreement dated as of July 31, 1994, Series 1994-C, by assignment of record in Book 10190, page 279, Register's Office for Davidson County, Tennessee from The Money Store/Tennessee Inc. was the holder/owner and/or authorized agent of the owner of the debt secured by said Deed of Trust having for reasons satisfactory to itself under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Book 10190, page 279, has instructed to be named and appointed the undersigned as Substitute Trustee in the place and stead of the said Donna E. Amonette; and

WHEREAS default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and

WHEREAS the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale 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 January 2, 1997, January 9, 1997 and January 16, 1997 of said newspapers, said sale having been advertised for Tuesday, January 21, 1997 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County Tennessee, at which time the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was made by Sam P. Holt and wife, Frances F. Holt and Roger N. House and wife, Melissa H. House, to wit: a bid for SEVENTY ONE THOUSAND SEVEN HUNDRED TWENTY FIVE AND 00/100 ($71,725.00) for said property, which bid was accepted by the undersigned as Substitute Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said Sam P. Holt and wife, Frances F. Holt, and Roger N. House and wife, Melissa H. House, 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:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burchwood Gardens, Section I, as of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ruth White Bingham by deed from Marion Deane Graves and Sadie Louise Graves of record in Book 5335, page 100, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 2103 Porter Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD, unto Sam P. Holt and wife, Frances F. Holt and Roger N. House and wife, Melissa House, their heirs and/or assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same only 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.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 1997, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 21st day of January, 1997 at Nashville, Tennessee.

5/23/98
My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ACKNOWLEDGEMENT

I, or we, hereby swear or affirm, that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $71,725.00, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 21st day of January, 1997.

5/23/98
My Commission Expires:

Notary Public

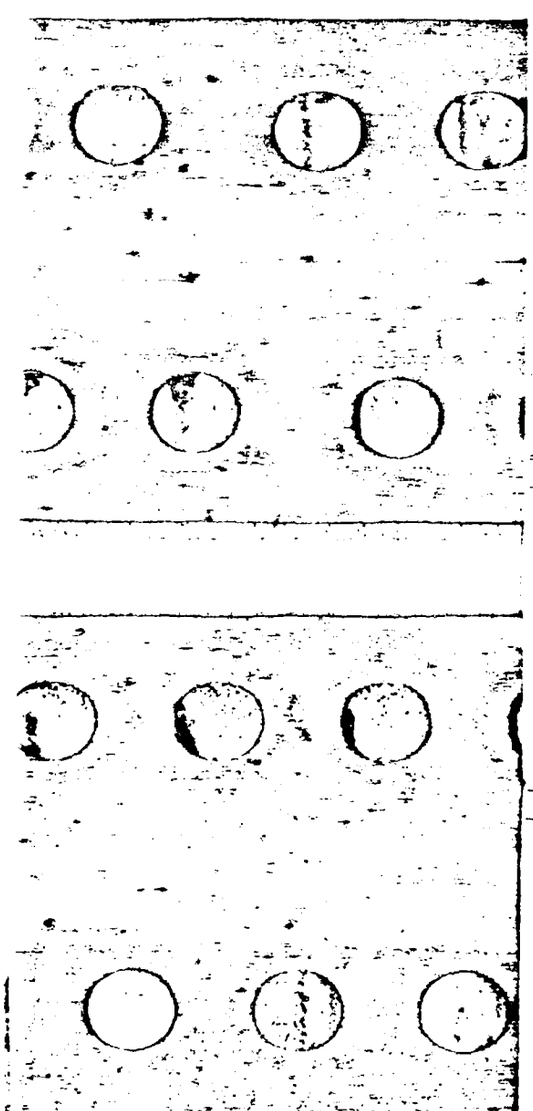
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0271831

Address of New Owner	Property Address	Map/Parcel
Sam P. Holt 2003 Porter Road Nashville, TN 37206	2103 Porter Road Nashville, TN 37206	72-16-43

This Instrument was prepared by Mark A. Ellmore, Attorney at Law, 388 Harding Place, Suite C, Nashville, Tennessee 37211

5014 02/10 0101 03CHECK 274.39



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

RECEIVED OF _____

FOR _____

BOOK 10345 PG 638

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
TO TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	T17.5.00
			CON TX	265.39
			PRFEE	1.00
			WDEED	8.00
			TOTAL	274.39
			CHECK	274.39
02/10/97	01		13:44 0001	5014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271831
IDENTIF. & REFERENCE

97 FEB 10 PM 1:42
DAVIDSON COUNTY, TN.

No. 1115498