This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

BOOK 10382 PG 319

ADDRESS NEW OWNER:

Arlin L. McRae
125 Blue Ridge Trace
Hendersonville, TN. 37075
SEND TAX BILLS:

SAME

7840 03/17 0101 03CHECK 12[illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $30,100.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 01/24/98

0283689

IDENTIFICATION REFERENCE

97 MAR 17 P 12:37

FELIX A. [illegible]
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of June, 1994, William A. Batchelor and wife, Delora Batchelor, executed a Deed of Trust to D. Ronald Ingram, Davidson County, as Trustee, to secure a promissory note of even date in the amount of $62,142.93, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 9378, Page 978, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said D. Ronald Ingram, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9931, Page 572, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Ford Consumer Finance Company, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 13, February 20 and February 27, 1997, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, March 17, 1997, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davdison County, Tennessee; and

WHEREAS, at said sale, Arlin L. McRae was the highest and best

bidder, the amount of his bid being in the sum of Thirty Thousand One Hundred and No/100 ($30,100.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty Thousand One Hundred and No/100 ($30,100.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Arlin L. McRae, hereinafter known as the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Buena Vista Estates, Section 2, of record in Plan Book 3842, Page 257, Register's Office for said County.
>
> Said Lot No. 32 fronts 59.58 feet on the southerly margin of Trumpet Circle and extends back 160.0 feet on the westerly line and 151.1 feet on the easterly line to a dead line in the rear, measuring 87.10 feet thereon.
>
> Being the same property conveyed to William A. Batchelor and wife, Delora Batchelor by deed from Harold R. Varden of record in Book 4937, Page 165, Register's Office Davidson County, Tennessee.

This is improved property also known as 4817 Trumpet Circle, Nashville, Tennessee 37218.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 9378, Page 978, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, his heirs and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 17th day of March, 1997.

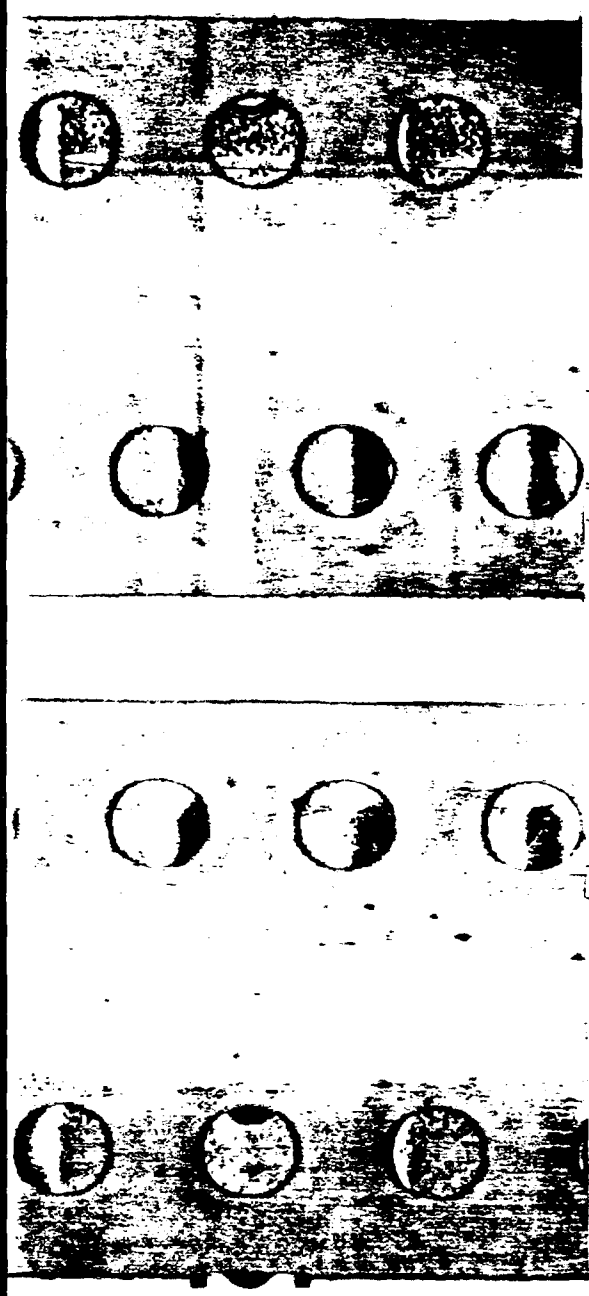
ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 17th day of March, 1997.

NOTARY PUBLIC
My Commission Expires: 01/24/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10382 PG 321

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 30100.00
MOR TX 111.37
ERR CO
MOR TX 111.37-
CON TX 111.37
PRFEE 1.00
WDEED 8.00
TOTAL 120.37
CHECK 120.37

04/12/97 01 14:38 0001 7040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283689
IDENTIF. & REFERENCE

97 MAR 17 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128174