REF. 304293 / WMRB&F NO. 714-7009

92-3
341

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

BOOK 10421 PG 282

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the February 1, 1996, and recorded in book 9939 at page 174, in the Register's Office of Davidson County, Tennessee, Mr. Victor L. Hill conveyed to James A. Crislip, as Trustee for Tennessee Conventional Loans, Inc., a Tennessee 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 10353 page 763, 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 April 11, 1997 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 EQUIVANTAGE, INC., at and for the sum of Sixteen Thousand Eight Hundred Ninety and Eighty-three Cents $16,890.83, 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 EQUIVANTAGE, INC. 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 EQUIVANTAGE, INC., its successors and assigns, the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

BEING THE WESTERLY FIFTEEN FEET OF THE NORTHERLY PART OF LOT NUMBERED "ONE" (1) AND THE EASTERLY TWENTY FEET OF THE NORTHERLY PART OF LOT NUMBERED "TWO" (2) IN D. V. SEABY'S SUBDIVISION OF PART OF LOT NO. 12, OF THE HARDING LYTLE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 69, OF THE OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF SAID LOTS ADJOIN EACH OTHER AND FRONT TOGETHER THIRTY-FIVE FEET ON THE SOUTH SIDE OF MORENA STREET AND RUN BACK SOUTHERLY BETWEEN PARALLEL LINES 133 1/2 FEET MORE OF LESS, TO A TEN FOOT STRIP

RESERVED BY THE BRANSFORD REALTY COMPANY OFF THE REAR OF SAID LOTS.

Commonly known as: 1821 Morena St., Nashville, TN 37208

BOOK 10421 PG 283

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 EQUIVANTAGE, INC., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 15 day of April, 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 15th day of April, 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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Equivantage, Inc.
c/o Transworld Mortgage
P.O. Box 4508
Houston, TX 77210-4508

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

97 APR 18 AM 9:37
PULASKI COUNTY, TN

MAIL ENV.

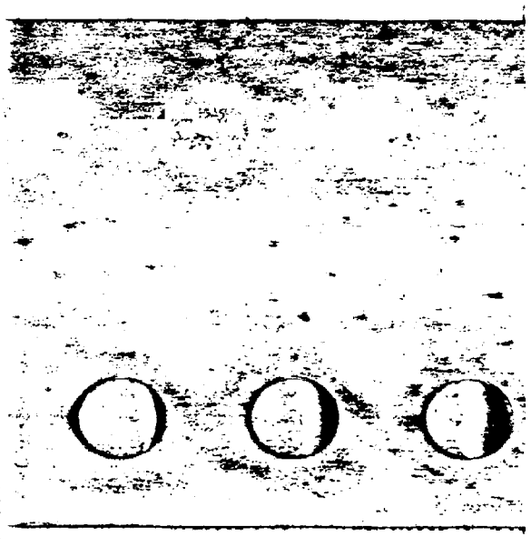
IDENTIFICATION REFERENCE

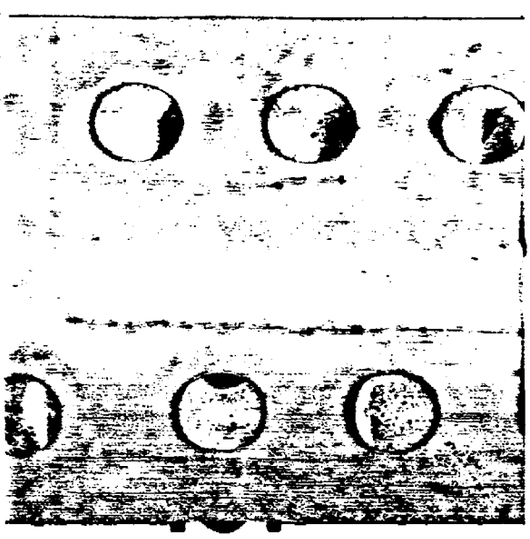
FORM FOR OATH
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,890.83, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me this 15th day of April, 1997.

Matthew D. Martin
Notary Public

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

9908 04/18 0101 03CHECK 71.5





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 284

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 16890.83
CON TX 62.50
PRFEE 1.00
WDEED 8.00
TOTAL 71.50
CHECK 71.50

04/18/97 01 09:38 0001 0908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295699
IDENTIF. & REFERENCE

97 APR 18 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1141053