REF 502082-1 / WMRB&F NO. 703-367 / FHA NO. 483-0662616-203

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the November 6, 1978, and recorded in book 5362 at page 730, in the Register's Office of Davidson County, Tennessee, Mr. Roy Thomas Zacharias and Ms. Patsy D. Zacharias conveyed to Ralph E. Kelly & Thomas F. Baker, IV, as Trustee for First Tennessee Bank, N.A., Memphis, 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 Instrument No. 0222849, 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 February 20, 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 VIRGINIA SINGLETON TRUST, BRENDA BRUCE TRUSTEE, at and for the sum of FORTY-SIX THOUSAND AND ZERO CENTS $46,000.00, 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 VIRGINIA SINGLETON TRUST, BRENDA BRUCE TRUSTEE 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 VIRGINIA SINGLETON TRUST, BRENDA BRUCE TRUSTEE, 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. 217 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION I, OF RECORD IN BOOK 3600, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 217 FRONTS 78 FEET ON THE NORTHERLY MARGIN OF RURAL HILL ROAD AND RUNS BACK BETWEEN LINES 150.12 FEET ON THE EASTERLY LINE AND 147.0 FEET ON THE WESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 91 60 FEET.

Commonly known as: 477 Rural Hill Dr., Nashville, TN 37217

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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 VIRGINIA SINGLETON TRUST, BRENDA BRUCE TRUSTEE, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 28 day of March, 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 28th day of March, 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.

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:

Virginia Singleton Trust
c/o Brenda Bruce
P.O. Box 292829
Nashville, TN 37229-2829

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 $46,000.00, 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 28th day of March, 1997.

Notary Public

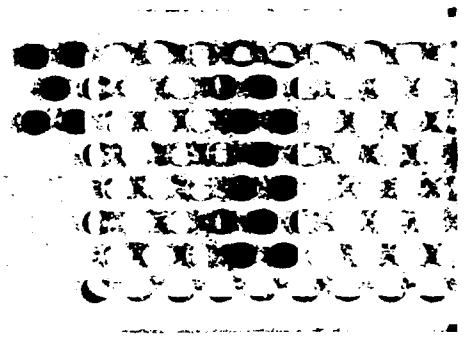
OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

97 JAN -4 AM 11:59
FELIX ... DAVIDSON COUNTY, TN.

PICK-UP

03111903
IDENTIFICATION REFERENCE

8673 06/04 0101 03CHECK 179-20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

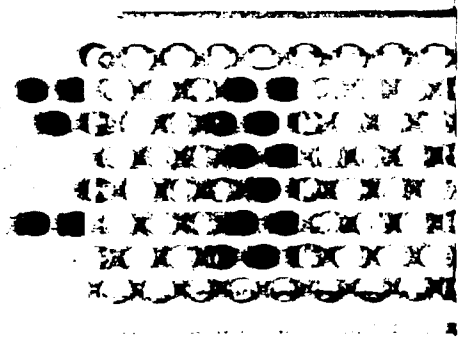
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RECEIVED OF _____

FOR _____

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20

06/04/97 01 12:03 0001 8693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111903

IDENTIF. ↑ REFERENCE

97 JUN -4 AM 11:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158618