BOOK 10484 PG 281

Mail

This instrument was prepared by:
Amy R. Cross Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 91,265.09

Affiant

Subscribed and sworn to before me on this 6th day of June, 1997.

Notary Public
My commission expires: 8-14-99

97 JUN -6 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0313287
IDENTIF. ↑ REFERENCE

Address New Owner as Follows:
Yorktown Funding Inc
1104 Fernwood Ave #101
Camp Hill PA 17011

Send Tax Bills: Same

Map-Parcel Numbers
172-8-B/74

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Edward and Kerry Darnell , by Deed of Trust (the "Deed of Trust") dated May 16, 1996, of record in Book 10059, Page 778, Register's Office for Davidson County, Tennessee, conveyed to Michael J. Philbin, Trustee, the herinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Yorktown Funding, Inc.; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 10397, Page 799, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on May 15, 1997, May 22, 1997, and May 29, 1997; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 1:00 p.m. on June 6, 1997, and Yorktown Funding, Inc a Pennsylvania corporation (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of ninety-one and two hundred sixty five 09/100 ($91,265.09) Dollars.

NOW, THEREFORE, Amy R. Cross, in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.: 74 on the plan of phase two, Bridle Downs, of record in Book 7900, page 241, Register's Office for said county, reference to

which is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward N. Darnell and wife, Kerry Darnell by deed from the Pinnacle Group of record in Book 10059, Page 775, Register's Office for Davidson County, Tennessee.

The address of the above-described property is 1721 Champions Drive, Nashville, Tennessee 37211.

This conveyance is made subject to the following: 1) all matters shown on any applicable recorded Plan; 2) any unpaid taxes; 3) restrictive covenants of record in Book 7448, page 772, and amended book 8814, page 631, book 9818, page 68, and book 9873, page 497; bylaws of record in book 8814, page 639; 4) easements in book 7797, page 477, book 7977, page 485, and book 7266, page 813 Register's Office for Davidson County, Tenessee.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and [all] other exemptions all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Amy R. Cross, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 6th day of June, 1997.

Amy R. Cross, Substitute Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy R. Cross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

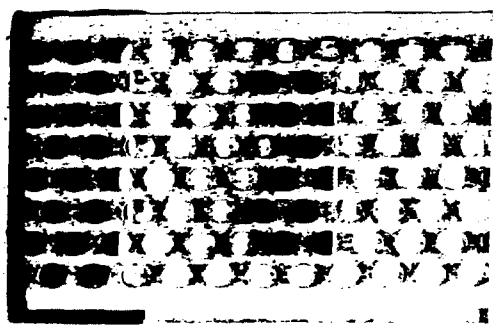
Witness my hand and official seal at Brentwood, Tennessee, this 6th day of June, 1997.

Notary Public

My Commission expires 8-14-99

WILLIAMSON CO. TENN. NOTARY PUBLIC AT LARGE

0159 06/06 0101 03CHECK 346.68



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

RECEIVED OF _____

FOR _____

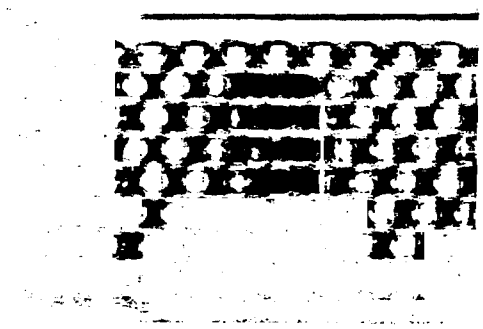
BOOK 10484 PG 283

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	91265.09
CON TX	337.68
PRFEE	1.00
WDEED	8.00
TOTAL	346.68
CHECK	346.68

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 0159



03 | 32 87
IDENTIF. ↑ REFERENCE

97 JUN -6 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160075