File Box 51-7

BOOK 10551 PG 99

This Instrument Prepared By:
Lawless & Associates, P.C.
First American Center, Suite 109
315 Deaderick Street
Nashville, TN 37238-0109

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Fred W. Warren,Jr. and wife, Margaret S. Warren 4432 Dowdy Drive Antioch,TN 37013	Same	Map 120-2 Parcel 32

WHEREAS, JERRY H. SHEPHERD, by Deed of Trust (the "Deed of Trust") dated September 11, 1987, transferred and conveyed to JAMES C. EDWARDS, Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in Book 7351, Page 970, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Substitute Trustee being of record in Book 10506, Page 664, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 12:30 o'clock P.M., on July 25, 1997, at the Main door of the Davidson County Courthouse, Nashville, Tennessee when and where Fred W. Warren,Jr. and wife, Margaret S. Warren ("Grantee") became the last and highest bidder for cash at the price of Thirty-Four Thousand and no/100---------- Dollars ($34,000.00);

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, as Substitute Trustee hereby conveys*the Property to the Grantee and the Grantee's heirs or successors and assigns. * and transfers

TO HAVE AND TO HOLD said land 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.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, only as against the lawful claims of all persons claiming by, through or under him but not further. The Property is sold, however, without any other warranty as to the quantity or quality thereof and "AS IS", and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all prior restrictions, encumbrances, or liens of any nature.

3. Those matters appearing on the Plan of record in Book 1424, pages 94 and 95, said Register's Office.

Words used herein indicating number or gender shall be read as context may require.

Dated this 30th day of July, 1997.

Thomas W. Lawless as Substitute Trustee and not otherwise
Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Audrey Freddie Clay, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 1997.

Audrey Freddie Clay
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-28-2000

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,000.00.

Fred W. Warren Jr.
Affiant

Subscribed and sworn to before me this 30th day of July, 1997.

Audrey Freddie Clay
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-28-2000

97 JUL 31 PM 3:22
FELIX Z. LASSITER REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION/REFERENCE

033220

EXHIBIT A

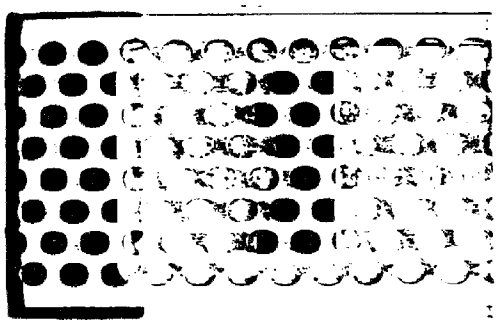
Land in Davidson County, Tennessee, being Lot No. 219 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 219 fronts 68 feet on the south side of Kermit Drive and runs back between lines, 156.5 feet on the east line, and 158.3 feet on the west line to a dead line in the rear on which it measures 56 feet.

Being the same property conveyed to Jerry H. Shepherd, by Deed from the Estate of Sam E. Hyde (deceased) of record in Book 7351, page 966, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1303 Kermit Drive,Nashville, Tennessee 37217.

1429 07/31 0101 03CHECK 138.80



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

RECEIVED OF _____

FOR _____

BOOK 10551 PG 102

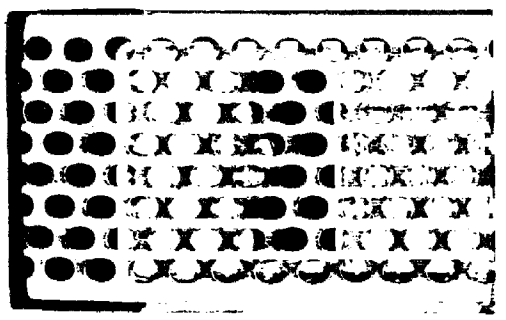
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
MISC	12.00
TOTAL	138.80
CHECK	138.80

07/31/97 01 15:30 0001 1429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332520

IDENTIFICATION REFERENCE

97 JUL 31 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181064