TRUSTEE'S DEED

THIS INDENTURE, made this 15th day of January, 1998, by and between CHARLES H. CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and TEMPLE-INLAND MORTGAGE CORPORATION, Party of the Second Part.

BOOK 10758 PG 453

WITNESSETH:

That, WHEREAS, on the 29th day of November, 1993, Ronald Lee Brassell and Ruby Lee Brasswell, executed a Deed of Trust to Rema Nance, Trustee, to secure a Promissory Note in the original amount of $40,427.00, the same being payable to Temple-Inland Mortgage Corporation, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 9178, Page 685, and re-recorded in Trust Book 9610, Page 893, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles H. Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 29th day of January, 1996, in Book 9929, Page 242, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Davidson County, Tennessee; to-wit:

Being Lot No. 17 on the Map of Shadowlawn Subdivision, as of record in Plat Book 1130, page 84, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald Lee Brassell and wife, Penelope Lee Brassell by the Secretary of Housing and Urban Development by Deed recorded December 7, 1993, in Deed Book 9178, Page 682, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 15th day of January, 1998, at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 49,583.46 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

mail

PROPERTY OWNER:
Temple-Inland Mortgage Corp.
P.O. Box 40
Austin, Texas 78767

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Temple-Inland Mortgage Corp.
(NAME OF PERSON OR AGENCY)
P.O. Box 40
Austin, Texas 78767
(ADDRESS OF ABOVE PARTY)

MAP 61-15
PARCEL 199

MORTGAGEE:

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles H. Child
SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES H. CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 15th day of January, 1998.

Linda J. Webb
NOTARY PUBLIC
My Commission Expires: 12-2-98.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
KNOX CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,583.42
Charles H. Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1998.
L. Chandler
Deputy Register

0390373
IDENTIFICATION REFERENCE
98 JAN 15 AM 10:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2306 01/15 0101 03CHECK 192.46

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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 49583.46
CON TX 183.46
PRFEE 1.00
WDEED 8.00
TOTAL 192.46
CHECK 192.46

01/15/98 01 10:12 0001 2306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390373
IDENTIFICATION REFERENCE

98 JAN 15 AM 10:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

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No. 1242948