SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 27th day of February, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 10367, Page 59**, Larry Shelton conveyed to Wesley D. Turner, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Sharon D. Bishop** was appointed Substitute Trustee by instrument of record 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 Ameriquest Mortgage Company, 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, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on January 22, 29 and February 5, 1998 in THE NASHVILLE RECORD, by which advertisement the sale was held on the 19th day of February, 1998, at the Main South entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Ameriquest Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $35,000.00; and

WHEREAS, the said **Ameriquest Mortgage Company** has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Ameriquest Mortgage Company** as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Sharon D. Bishop**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Ameriquest Mortgage Company**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the **easterly 45 feet front and 43 feet rear of Lot No. 28 on the map of East Moreland Place**, of record in **Book 161, Page 170**, Register's office for said county.

Said part of said lot fronts 45 feet on the northerly side of East Moreland Street, and runs back between lines, 140 feet, more or less, to an alley on which it measures 43 feet.

The last recorded warranty deed was filed of record in **Deed Book 766, Page 552** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Ameriquest Mortgage Company**, its successors and assigns forever, to whom the said, **Sharon D. Bishop**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under her, but not further nor otherwise.

0407872
IDENTIF. & REFERENCE
98 MAR -4 PM 2:03
REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.
1002 03/04 0101 03PERK 1.50

IN TESTIMONY WHEREOF, **Sharon D. Bishop**, Substitute Trustee, has hereunto set her hand, this 19th day of February, 1998.

Sharon D. Bishop
Sharon D. Bishop, Substitute Trustee

BOOK 10822 PG 724

STATE OF GEORGIA
COUNTY OF Clayton

On this 19th day of February, 1998, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon D. Bishop**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Ruth D. Weaver
Notary Public

My Commission Expires: Notary Public, Clayton County, Georgia. My Commission Expires December 23, 1998.

****

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon D. Bishop
Afffiant

STATE OF GEORGIA
COUNTY OF Clayton

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 19th day of February, 1998.

Ruth D. Weaver
Notary Public

My Commission Expires Notary Public, Clayton County, Georgia. My Commission Expires December 28, 1998.

****

MS&P#: 333.976218TN Shelton
Ameriquest Loan#: 3076692
Property Address: 103 Eastmoreland Street, Nashville, TN 37212
Tax Parcel ID No.: Map 71-15, Parcel 188

THIS INSTRUMENT PREPARED BY:
Sharon D. Bishop, Attorney
Morris, Schneider & Prior, L.L.C.
3300 NE Expressway, Suite 8B
Atlanta, Georgia 30341

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 South Main Street, Suite 6000
Orange, CA 92868

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10822 PG 725

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

CANT 35000.00
CON TX 129.50
PRFEE 1.00
MTGED 8.00
TOTAL 138.50
CHECK 138.50

03/04/98 01 14:02 0001 1002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407872
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 2:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261434