BOOK 10854 PG 726

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 23rd day of January, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 10338, Page 810**, Gary Neal Bullock and Paula M. Bullock and James Thomas Bullock 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 December 11, 18, & 25, 1997 THE NASHVILLE RECORD, by which advertisement the sale was held on the 8th day of January, 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 $45,000.00; 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:

Being **Lot No. 225 on the plan of Edgefield Land Company's first subdivision** as of record in **Book 57, Page 130,** Register's Office for Davidson County, Tennessee. Said Lot No. 225 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of 17th Street, 150 feet to an alley.

The last recorded warranty deed was filed of record in **Book 4874, Page 614** 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.

0887 03/26 0101 03CHECK 175.50
MAIL ENV.
98 MAR 26 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. + REFERENCE
04169913

IN TESTIMONY WHEREOF, **Sharon D. Bishop**, Substitute Trustee, has hereunto set her hand, the 8th day of January, 1998.

Sharon D. Bishop
Sharon D. Bishop, Substitute Trustee

STATE OF GEORGIA
COUNTY OF Gwinnett

On the 8th day of January, 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.

Rebecca L. Milligan
Notary Public

REBECCA L. MILLIGAN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

My Commission Expires: Notary Public, Gwinnett County Georgia My Commission Expires October 26, 1998

STATE OF GEORGIA
COUNTY OF Gwinnett

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is $45,000.00, 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
Affiant

REBECCA L. MILLIGAN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 8th day of January, 1998.

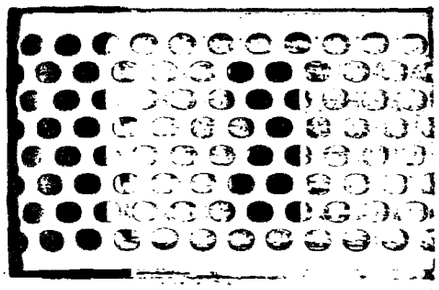
Rebecca L. Milligan
Notary Public

My Commission Expires Notary Public, Gwinnett County Georgia My Commission Expires October 26, 1998

MS&P#: 23.975462TN Bullock
Ameriquest Loan#: 2941557
Property Address: 1628 Long Avenue, Nashville, TN 37206
Tax Parcel ID No.: Field Book 23W 02400, Map 94-2, Parcel 10

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 S. Main Street #6000
Orange, CA 92868



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

RECEIVED OF _____

FOR _____

BOOK 10854 PG 728

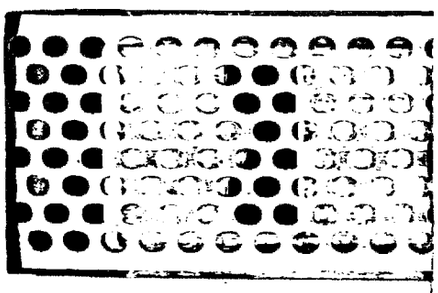
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
REC FEE 8.00
TOTAL 175.50
CHECK 175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/98 01 09:18 0001 0887



98 MAR 26 AM 9:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 16913
IDENTIF. ↑ REFERENCE

No. 1271179