Bk 2

BOOK 10890 PG 278

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 17th day of July, 1997, recorded in the Register's Office of Davidson County, Tennessee, at **Book 10540, Page 773**, Melvin Turner 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, the undersigned, **Sharon D. Bishop,** was appointed Substitute Trustee by instrument of record at **Book 10793, Page 392** 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 and 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 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 **James Withers**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $86,001.00; and

WHEREAS, the said **James Withers** 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 **James Withers**, 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 **James Withers**, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being **Lot No. 43 on the Plan of Victoria Place**, as of record in **Book 332, Page 10**, Register's Office for said County. Said Lot No. 43 fronts 62.5 feet on the northerly side of Paris Avenue and runs back between parallel lines 130.5 feet to an alley in the rear.

The last recorded warranty deed was filed of record at **Book 9341, Page 488**, 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 **James Withers**, his 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.

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

STATE OF GEORGIA
COUNTY OF Cobb

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.

Dawn Lane
Notary Public

DAWN LANE NOTARY EXPIRES GEORGIA SEPT. 22, 2000 PUBLIC COBB COUNTY

My Commission Expires:_____

****

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 $86,001.00, 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

5265 04/20 0101 03CHECK 327.20

STATE OF GEORGIA
COUNTY OF Cobb

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

DAWN LANE NOTARY EXPIRES GEORGIA SEPT. 22, 2000 PUBLIC COBB COUNTY

Dawn Lane
Notary Public

My Commission Expires _____

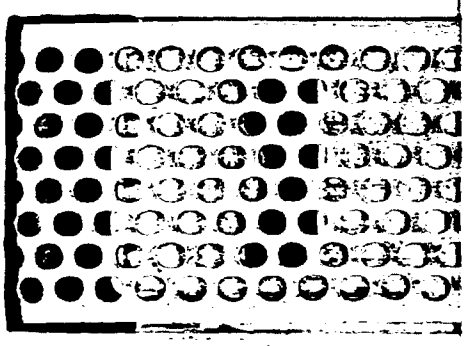
****

MS&P#: 156.976217TN Turner
Ameriquest Loan#: 3605276
Property Address: 1210 Paris Avenue, Nashville, TN 37212
Tax Parcel ID No.: _____

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:
James Withers

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.
98 APR 20 AM 11:05
042633



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

RECEIVED OF _____

FOR _____

BOOK 10890 PG 280

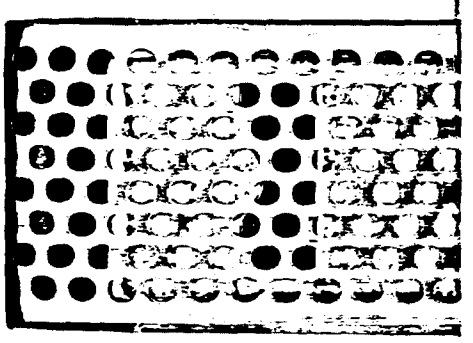
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86001.00
CON TX 318.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CHECK - 327.20

04/20/98 01 11:06 0001 5265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426633
IDENTIFICATION REFERENCE
98 APR 20 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281410