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

0430187
IDENTIF. # REFERENCE

BOOK 10902 PG 395

98 APR 28 AM 8:09

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 20th day of May, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 10479, Page 156, Andrea J. Beeman and Michael A. Beeman, Wife and Husband,** 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 March 26, April 2 and April 9, 1998 in THE NASHVILLE RECORD, by which advertisement the sale was held on the 16th day of April, 1998, at the Main entrance f 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 $40,000.00; 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 Lot No. 18 of the Plan of J. G. Grissim's Grand Avenue addition as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 18 fronts 60 feet on the Easterly Side of Emmett, formerly Avon Street, and runs back between parallel lines 180 feet to a dead line in the rear on which it measures 50 feet.

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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**, 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 16th day of April, 1998.

Sharon D. Bishop
Sharon D. Bishop, Substitute Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On this 16th day of April, 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. Miller
Notary Public

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

NOTARY PUBLIC GWINNETT COUNTY GEORGIA REBECCA L. MILLIGAN

****

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 this transfer or value of the property transferred, whichever is greater, is $40,000.00, 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

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16th day of April, 1998.

Rebecca L. Miller
Notary Public

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

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MS&P#: **333.976735TN - BEEMAN**
Mortgage Loan#: **335124-4**
Property Address: **913 Emmett Ave., Nashville, TN 37206**
Tax Parcel ID No.: **83-1-214.00**

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
1068 Town & Country
Orange, CA 92668

5990 04/28 01:01 03CHECK 157.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10902 PG 397

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 40000.00
CON TX 148.00
PRFEE 1.00
MISC 8.00
TOTAL 157.00
CHECK 157.00

04/28/98 01 08:10 0001 9090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04301187
IDENTIF. # REFERENCE

98 APR 28 AM 8:09

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

No. 1285189