**THIS INSTRUMENT PREPARED BY:**
William T. Hill, Attorney at Law
First American Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230



# SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:
Banc One Financial Services, Inc.
P.O. Box 50417
Indianapolis, Indiana 46250-0417

Map-Parcel Numbers:
071-04-0 100.00

**WHEREAS**, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by VIRGINIA A. WATKINS, an unmarried person to REAL ESTATE LOAN SERVICES OF TN., INC., Trustee, dated the 24th day of February, 1997, and being of record in Book 10360, page 150, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof Banc One Financial Services, Inc. The property is described in Exhibit A hereto (the "Property"); and

**WHEREAS**, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Book 10813, Page 39, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee ; and

**WHEREAS**, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the substitute Trustee to foreclose the Deed of Trust; and

**WHEREAS**, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at Twelve O'clock Noon (12:00 p.m.), June 8, 1998, at the Davidson County Courthouse, Nashville, Tennessee, when and

where Banc One Financial Services, Inc. ("Grantee"), became the last and highest bidder upon credit for the indebtedness secured by the Deed of Trust at the price of Forty-Two Thousand and 00/100ths Dollars ($42,000.00).

**NOW, THEREFORE**, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

**TO HAVE AND TO HOLD** the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 8 th day of June, 1998

William Timothy Hill, as
Substitute Trustee and not otherwise

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Substitute Trustee for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 1998.

Kristin K. Cleland
Notary Public
My commission expires: 11/29/00

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 1998.

Kristin K. Cleland
Notary Public
My commission expires: 11/29/00

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 389, on the Plan of Joywood Heights, Section 11-A, as shown on plat of record in Plat Book 1424, Page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Virginia A. Watkins, unmarried, by deed from Rollin K. Grossholz and wife Cynthia M. Grossholz of record in Deed Book 7988, Page 986, Register's Office for Davidson County, Tennessee.

This is improved property known as 2530 Flamingo Drive, Nashville, TN 37207.

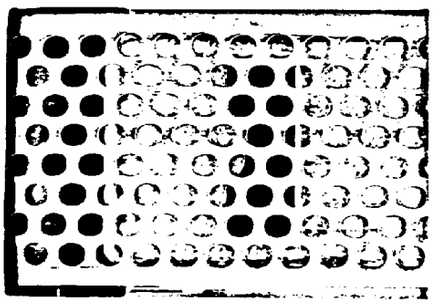
0448637
IDENTIFICATION REFERENCE
98 JUN 10 PM 1:37
PLAZA REGISTER
DAVIDSON COUNTY, TN.
8711 06/10 0101 CKCHECK 172.40

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BK/PG 10971/329

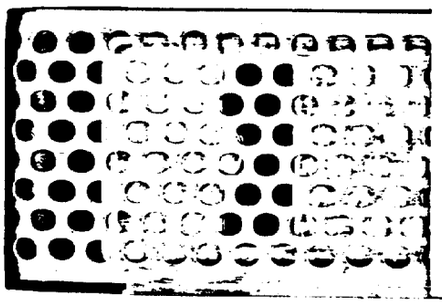
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 16.00
TOTAL 172.40
CHECK 172.40

06/10/98 01 13:37 0001 8711

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0448637
IDENTIF. & REFERENCE

98 JUN 10 PM 1:37

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

**No.** 1304596