Tennessee
Map #81-10-108

Sam Boleyjack
SBS #896309321

BOOK 10955 PG 328

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 24, 1994, and recorded in Book 9243, Page 436 in the Register's Office of Davidson County, Tennessee, Sam Boleyjack unmarried, conveyed to Terry Campbell, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10967, Page 806 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 18, 1998, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Avco Financial Services, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Six Thousand One Hundred and 00/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Avco Financial Services of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Avco Financial Services, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 35 on the Map of Cobb's Subdivision of Lot NO. 6 of the Harding Bosley Track, as of record in Book 161, page 155, Register's Office for said County. Said Lot No. 35 fronts 51 feet on the southerly side of Rose, formerly Yarbrough Street, and runs back between parallel lines, 150 feet to a dead line, measuring 31 feet at the rear.

Sam Boleyjack obtained title to the above referenced real estate by Deed of record in Book 5360, Page 403, Register's Office of Davidson County, Tennessee.

0456013
IDENTIFICATION REFERENCE

98 JUN 29 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5711 06/29 0101 03CHECK 105.57

BK 10995 PG 329

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Avco Financial Services, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	25,343.00
	$26,100.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 18, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 18, 1998 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires: 6-19-2001

My Commission Espieres June 19, 2001

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2525 Santi Ave,
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

S.B.S. Trust Deed Network
7777 Center Avenue #520
Huntingdon Beach, CA 92647

Mortgagee: None

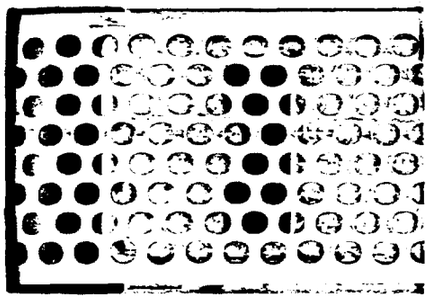
Mail to:

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER I
GREATER, FOR THIS TRANSFER IS
$ 26,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
18th June, 98
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2001

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY

My Commission Espieres June 19, 2001



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

RECEIVED OF _____

FOR _____

BOOK 10995 PG 330

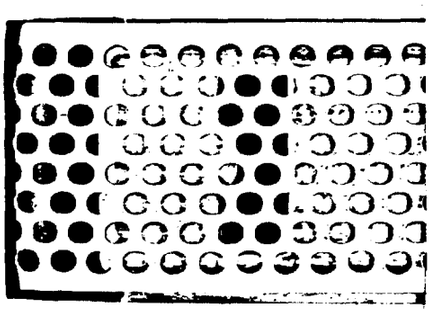
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26100.00
CON TX 96.57
PRFEE 1.00
MISC 8.00
TOTAL 105.57
CHECK 105.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/98 01 09:55 0001 6711



0456013
IDENTIF. # REFERENCE

98 JUN 29 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312507