TRUSTEE'S DEED

THIS INDENTURE, made this 2nd day of July, 1998, by and between CHARLES H. CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and TMS MORTGAGE INC., dba THE MONEY STORE, Party of the Second Part.

WITNESSETH: BOOK 11003 PAGE 464

That, WHEREAS, on the 9th day of June, 1995, David Leon Hopper Payne, Jr., and wife, Debra Elaine Payne, executed a Deed of Trust to Title Guaranty of Middle Tennessee, Trustee, to secure a Promissory Note in the original amount of $72,500.00, the same being payable to Eastern Savings Bank, FSB, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 9699, Page 888, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles H. Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 8th day of May, 1998, in Book 10924, Page 296, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section Two, Oakwood Terrace, of record in Book 4460, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 71.24 feet on the easterly margin of Xavier Drive and extends back 136.15 feet on the northerly line and 138.0 feet on the southerly line to a dead line in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to David Leon Hopper Payne, Jr., and wife, Debra Elaine Payne by deed from Gary G. Kellogg and wife, Lynn F. Kellogg, dated May 2, 1994, recorded May 3, 1994, Book 9332, Page 31, Register's Office for Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 2nd day of July, 1998, at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 55,250.00, being the highest

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

mail

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
TMS Mortgage Inc., dba
The Money Store
(NAME OF PERSON OR AGENCY)
4111 So. Darlington, Su. 300
Tulsa Oklahoma 74135
OF VE P Y)

PROPERTY OWNER:
TMS Mortgage Inc., dba
The Money Store
4111 So Darlington Su 300
Tulsa Oklahoma 74135

MORTGAGEE:

Map Piece 1
148-8-119

and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles H. Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

BOOK 11003 PAGE 465

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES H. CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 2nd day of July, 1998.

Linda J. Webb
NOTARY PUBLIC
My Commission Expires: 12-2-98

NOTARY PUBLIC AT LARGE KNOX CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,250.00
Charles Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1998.
D. Chandler
Deputy Register

0458126
IDENTIF. & REFERENCE
98 JUL -2 AM 10:09
ELIAS RUTHERFORD REGISTER
DAVIDSON COUNTY, TN.
8923 07/02 0101 03CHECK 215.42

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

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 466

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 55250.00
CON TX 204.42
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 215.42
CHECK 215.42

07/02/98 01 10:09 0001 8923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458126
IDENTIF. & REFERENCE

98 JUL -2 AM 10:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1314696