This instrument prepared by:
Roger A. Stone, Attorney
200 Jefferson Avenue, Suite 1000
Memphis, TN 38103

BOOK 11033 PAGE 960

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 2, 1987, **James D. Rachunok and wife, Shirley Kay Rachunok**, made and executed to Charles W. Bone, a certain deed of trust, conveying to him as trustee, certain property hereinafter fully set forth and described, which said deed of trust is of record in the office of the Register of Davidson County, Tennessee, in Book 7261 Page 855, which was assigned to WMFC 1997-4 Properties, Inc. in Book 10945, Page 204. Subsequently, STONE, HIGGS & DREXLER, P.C. was appointed substitute trustee in Book 10961, Page 323.

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said deed of trust, the owner thereof requested the undersigned to advertise and sell the property conveyed hereby, according to the terms of said deed of trust, and

WHEREAS, in accordance with said request, the property was advertised for sale in ***The Nashville Record***, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, such advertisement appearing on June 25, July 2, and July 9, 1998 and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being July 22, 1998, and place being as mentioned in said advertisement, at the front door of the Davidson County Courthouse in Nashville, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off to **Paul Ballenger**, at and for the sum of $67,000.00 that being the highest and best bid offered; and

NOW, THEREFORE, The undersigned, STONE, HIGGS & DREXLER, P.C., substitute trustee, hereby bargains, sells and conveys unto the said **Paul Ballenger** for $67,000.00 the property above mentioned and now fully described as follows:

Situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows: Unit Number 4 Building Number 11, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium ~~Apartments~~, Phase II and II-A, of record in Book 4860, Pages 62 through 64, in said Register's Office, to which reference is hereby made, Garage Number 11-4G is a limited common element for the exclusive use of the occupant of said unit.

This being the same property conveyed to Gerald R. Haynes and wife, Charlotte A. Haynes by deed recorded in Book 8398, Page 802 of said Register's Office.

Parcel No. 86/11/0/B/27.00 co

And the said STONE, HIGGS & DREXLER, P.C., Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The proceeds of sale have been disbursed, as follows:

Advertising charges	$ 249.00
Title Search	75.00
Recording fees	16.00
Attorney fee and substitute trustee fee	500.00

IN WITNESS WHEREOF, the said STONE, HIGGS & DREXLER, P.C., substitute trustee, has hereunto set its hand and seal this 22 day of July, 1998.

STONE, HIGGS & DREXLER, P.C.

BY: _____ TITLE: President
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a notary public in and for said state and county, personally appeared Roger A. Stone with whom I am personally acquainted and who upon oath acknowledged himself to be the president of STONE, HIGGS & DREXLER, P.C., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal this 22 day of July, 1998.

_____
Notary Public

My Commission Expires:

3-27-01

Property known as: ~~416~~ 426 Raintree Place, Unit 4, Hermitage, TN

Property owner & address/
Mail Tax Notice to:
Paul Ballenger
3607 Sperry Avenue
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $67,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 22 day of July, 1998.

_____
Notary Public

My Commission Expires: 3-27-01

fore/haynesdeed

0466381
IDENTIF. ↑ REFERENCE

98 JUL 24 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7769 07/24 01:01 03CHECK 258-90

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

RECEIVED OF _____

FOR _____

BOOK 11033 PAGE 962

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 258.90
				CHECK 258.90
			07/24/98 01	12:50 0001 7769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046638 I
IDENTIF. ↑ REFERENCE

98 JUL 24 PM 12:4[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323412