(#25800007660) This Instrument was prepared by (AND RETURN TO): CRISLIP, PHILIP & ASSOCIATES, Jefferson Plaza Building, Suite 300, 147 Jefferson Avenue, Memphis, Tennessee 38103 (901) 525-2427

SUBSTITUTE TRUSTEE'S DEED

On the 15th day of May, 1995, **TARNYA D. BURTON SANDERS and husband, JEFFERY SANDERS and JIM BURTON and wife, SUSIE BURTON**, executed a Deed of D. Ronald Ingram as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee, in **Book 9679, Page 10** and John B. Philip of Shelby County, Tennessee, was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee, in **Book 10836, Page 278.**

The property is known as 17 Trimble Street, Nashville, Davidson County, Tennessee and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The Nashville Record newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on June 11, 1998; June 18, 1998; and June 25, 1998. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, July 6, 1998, at 12:00 noon and at the place mentioned in the advertisement which was the South steps 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 and sold to **UNITED COMPANIES LENDING CORPORATION** for the sum of Nineteen Thousand Two Hundred Fifty and 00/100 ($19,250.00) Dollars, which was the highest and best valid bid offered, and the Purchaser, United Companies Lending Corporation has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said United Companies Lending Corporation, the property above mentioned and now more fully described as follows:

Land in Davidson County, Tennessee, being the westerly 37-1/2 feet of Lot No. 113 in Trimble's First Addition to South Nashville, a plan which is a record in Book 19, Page 220, Register's Office for Davidson County, Tennessee.

Said part of Lot NO. 113 fronts 37-1/2 feet on the southerly side of Trimble Street, formerly the Old Murfreesboro Road, and runs back between parallel lines 160 feet to an alley.

This being the same property described by deed of record in Book 8393, Page 938, Register's Office for Davidson County, Tennessee.

Parcel No. 105-04-37.00

The said John B. Philip, 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 him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 13th day of July, 1998.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11056 PAGE 863

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of July, 1998, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

LINDA STUNDAHL NOTARY PUBLIC AT LARGE My Commission Expires JUNE 4, 2002 SHELBY COUNTY, TENNESSEE

Linda Stundahl
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Nineteen Thousand Two Hundred Fifty and 00/100 ($19,250.00) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

John B. Philip
AFFIANT

SUBSCRIBED and sworn to before me this 13th day of July, 1998.

LINDA STUNDAHL NOTARY PUBLIC AT LARGE My Commission Expires JUNE 4, 2002 SHELBY COUNTY, TENNESSEE

Linda Stundahl
NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
17 Trimble Street
Nashville, TN 37210

GRANTOR &
Send Tax Notice to:
UNITED COMPANIES
LENDING CORPORATION
P.O. Box 2947
Baton Rouge, LA 70821

This Instrument was prepared by (AND RETURN TO):
CRISLIP, PHILIP & ASSOCIATES,
147 Jefferson Avenue, Suite 300
Memphis, Tennessee 38103
(901) 525-2427

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

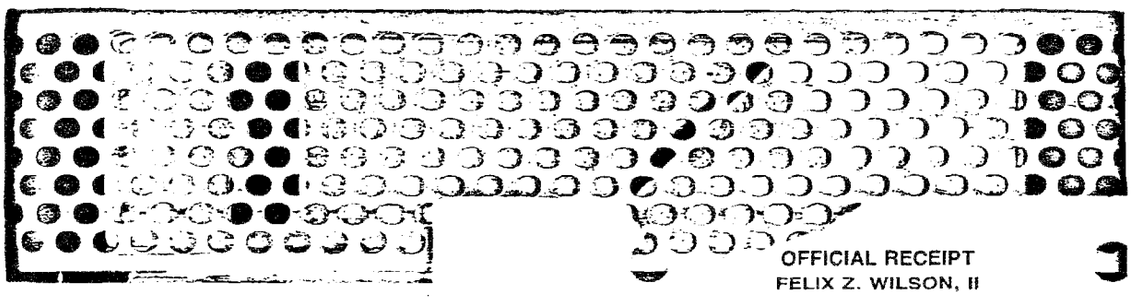
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IDENTIF. & REFERENCE

047230O

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

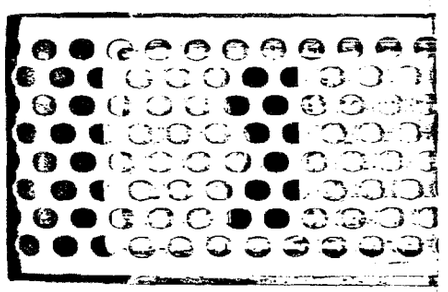
RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 864

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 19250.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 71.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 82.23
CHECK 82.23

08/07/98 01 10:55 0001 4094

0472300
IDENTIF. # REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329666