Tennessee
Map #63-2-89. 11D 86165

Douglas Zay
SOMSC #10492382-6

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 8, 1994, and recorded in Book 9460, Page 107 in the Register's Office of Davidson County, Tennessee, Douglas J. Zay, a single person, conveyed to Carol A. Conatser, 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 10898, Page 197 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 September 2, 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 Source One Mortgage Services Corporation, a corporation whose address is 27555 Farmington Road, Farmington Hills, MI 48334, being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-two Thousand Five Hundred Sixty Five and no/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 Source One Mortgage Services Corporation 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 Source One Mortgage Services Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

LAND In Davidson County, Tennessee, being Lot No. 159 and one-half of Lot No. 160 on the Plan of Nawakwa Hills, Powwow Division, Section V, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee. Said Lot No. 159 and one-half of Lot No. 160 adjoin and front together 75 feet on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line in the rear.

Douglas Zay obtained title to the above referenced real estate by Deed of record in Book 9460, Page 104, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 52,565.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
September 2, 19 98
NOTARY PUBLIC Alita G. Hailey
MY COMMISSION EXPIRES 6-19-2001

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

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 Source One Mortgage Services Corporation, 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	10.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	51,806.00
	$52,565.00

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 September 2, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 2, 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.

Alita G. Hailey
NOTARY PUBLIC

My Commission Expires: 6-19-2001

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1530 Ocoee Trail,
Madison, TN 37115

PROPERTY OWNER AND AGENT RESPONSIBLE FOR PAYMENT OF TAXES:

SourceOne Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334

Mortgagee: None

Mail to:

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

0491208
IDENTIF. & REFERENCE

98 SEP 23 PM 2:50
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4362 09/23 0101 03CHECK 205.49

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

RECEIVED OF _____

FOR _____

BOOK 11124 PAGE 46

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	52565.00
			CON TX	194.49
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	205.49
			CHECK	205.49
		09/23/98	01	14:51 0001 4362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491208
IDENTIF. ← REFERENCE

98 SEP 23 PM 2:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1349708