(#3303640088) 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 22nd day of November, 1996 **MELVA M. DIETZ and DANIEL DIETZ**, executed a Deed of Trust to D.W. McMackin, Hamilton County as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee, in **Book 10286, Page 30** and Paul N. Royal 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 11178, Page 284.**

The property is known as 310 Manchester Ave., 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 November 12, 1998; November 19, 1998; and November 26, 1998. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was **Friday, December 4, 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 Fifty Six Thousand One Hundred and 00/100 ($56,100.00) 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, Paul N. Royal, 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 part of Lot No. 5 on the Map of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and shown on a plan of Subdivision of a part of Lot No. 5 on the plan as of record in Book 161, page 67, Register's Office for said County.

BEGINNING as a point in the east margin of Manchester Avenue, at the northwest corner of the property conveyed to B.E. Gannon, et ux, of record in Book 1634, page 375, Register's Office for Davidson County, Tennessee, said point being 267 feet north of Benjamin Street; thence with Gannon's north line, easterly 200 feet, more or less, to the west with Gannon's north line, easterly 200 feet, more or less, to the west margin of an alley, being 267 feet - 6 inches north of Benjamin Street; thence with the margin of said alley, northerly 91.7 feet to a point; thence westerly 64 feet to a point; thence southerly 1.7 feet; thence westerly 136 feet; more or less, to the east margin of Manchester Avenue; thence with the margin of same, southerly 90 feet to the beginning.

This being the same property described by Deed of Record in Deed Book 7668, page 728 in the Register's Office of Davidson County, Tennessee.

PARCEL NO. 83/02/310.00

1585 12/16 0101 03CHECK 218.57

The said Paul N. Royal, 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 Paul N. Royal, Substitute Trustee, has hereunto set his hand this 10th day of December, 1998.

Paul N. Royal
SUBSTITUTE TRUSTEE

BOOK 11255 PAGE 932

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of December, 1998, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Paul N. Royal, 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
My Commission Expires
NOTARY PUBLIC AT LARGE
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, Fifty Six Thousand One Hundred and 00/100 ($56,100.00) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Paul N. Royal
AFFIANT

SUBSCRIBED and sworn to before me this 10th day of December, 1998.

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

Linda Stundahl
NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as:
310 Manchester Ave.
Nashville, TN 37206

GRANTEE &
Send Tax Notice to:
UNITED COMPANIES LENDING CORPORATION
P.O. Box 1591
Baton Rouge, LA 70821

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

98 DEC 16 PM 3:14
BILL GANDT REGISTER
DAVIDSON COUNTY, TN.

0526226
IDENTIF. + REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11255 PAGE 933

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	56100.00
CON TX	207.57
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	218.57
CHECK	218.57

0526226
IDENTIF. & REFERENCE

98 DEC 16 PM 3:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

12/16/98 01 15:14 0001 1585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401039