Mail

THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
First American Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:
Banc One Financial Services, Inc.
P.O. Box 50417
Indianapolis, Indiana 46250-0417

Map-Parcel Numbers:

65-13-57

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Myra Vaden a/k/a Myral, Clift, sole owner to Real Estate Loan Services of Tennessee, Inc., Trustee, dated the 20th day of March, 1997, and being of record in Book 10416, page 539, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof Banc One Financial Services, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Deed of Trust Book 11257, Page 777, in the Register of Deed's Office, Davidson County, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the substitute Trustee to foreclose the Deed of Trust;

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at Twelve Noon (12:00 p.m.), February 9, 1999, at the Davidson County Courthouse, Nashville, Tennessee, when and where Banc One Financial Services, Inc., ("Grantee"), became the last and highest bidder at the price of Fifty-Three Thousand and no/100ths Dollars ($53,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 9th day of February, 1999.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of Feb, 1999.

Charlotte E Pelgrim
Notary Public

My commission expires: My Commission Expires MAY 26, 2002

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,000.00.

Affiant

Subscribed and sworn to before me this 10 day of February, 1999.

B Edwards - Dep. Reg.
~~Notary Public~~

My commission expires:

files\bancone\sub-trustee-deedvaden

EXHIBIT A

Certain real estate in Davidson county, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 307-A on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, as amended in book 5190, Page 777, hereby made for a more complete description. And further amended in book 6050, Page 24, said Register's Office.

BEING the same property conveyed to Myra L. Clift, an unmarried person, by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, by Michael s. Paige, Managing Agent (Credit), dated September 13, 1991, recorded September 23, 1991, of record in Book 8448, Page 68, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4723 Cascade Drive, Old Hickory, TN 37138.

0054 7625
99FEB 10 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.
4388 02/10 0101 03CHECK 211.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11335 PAGE 688

0547625

IDENTIF. A REFERENCE

99FEB 10 PM 1:52

REGISTER
DAVIDSON COUNTY, TN

CAMT	53000.00
CON TX	196.10
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	211.10
CHECK	211.10

02/10/99 01 13:52 0001 4388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423674