MEMPHIS, TN 38124-1155

NAME: Geneva B. Patton,
S&K#: 98-2709
LOAN#: 73600876

SUBSTITUTE TRUSTEE'S DEED

BOOK 11372 PG. 506

WHEREAS, by Deed of Trust dated November 14, 1997, recorded in Book 10692, Page 879, Register's Office of DAVIDSON County, Tennessee, Geneva B. Patton, conveyed to Arnold M. Weiss, Trustee, 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 11295, Page 249, in the Register's Office of DAVIDSON County, Tennessee; 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 sale Deed of Trust by which advertisement the sale was appointed to be held on March 3, 1999, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 am; 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 time the said property was struck off and sold to EquiCredit Corporation of America, whose address is 9000 Southside Blvd Bldg 400, FL9-400-05-28, Jacksonville, FL 32256, at and for the sum of $37,313.11, that being the highest and best bid offered; 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 EquiCredit Corporation of America, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said EquiCredit Corporation of America, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot No. 21, a subdivision of part of Lot No. 16 of the Nichol Property, a plan of which is of record in Plan Book 2, Page 49, Chancery Court for said county.

Said Lot No. 21 fronts 50 feet on the northerly side of St. Louis Street and runs back between parallel line 150 feet.

This legal description is identical with that in Deed recorded in Book 10692, Page 879, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 10692, Page 879, Register's Office of DAVIDSON County, Tennessee.

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

The last warranty deed of record is Warranty Deed, recorded in Book 7603, Page 397, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto EquiCredit Corporation of America, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

BOOK 11372 PG. 507

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2 day of March, 1999, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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 2 day of March

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 8-18-2002

Elizabeth I Adkins
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 37,313.11, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 2 day of March, 1999.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 8-18-2002

Elizabeth I Adkins
Notary Public

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

PROPERTY ADDRESS: 2306 Saint Louis Street, , NASHVILLE, TN, 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EquiCredit Corporation of America
9000 Southside Blvd Bldg 400, FL9-400-05-28
Jacksonville, FL 32256

S & K #:98-2709
Map & Parcel - 81 6424

BOOK 11372 PG. 508

4968 03/08 0101 03CHECK 153.06

MAIL ENV.

DAVIDSON COUNTY, TN.
ROBERT L. CORLEW, III REGISTER

99 MAR -8 AM 8:51

IDENTIF. & REFERENCE

9805576311

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 11372 PG. 509

0557631

IDENTIF. & REFERENCE

99 MAR -8 AM 8:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	37313.11
CON TX	138.06
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	153.06
CHECK	153.06

03/08/99 01 08:50 0001 4968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434131