THIS INSTRUMENT PREPARED
BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105

99 MAR 24 PM 2:51

BOOK 11398 PG. 495

05952669

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 12, 1998, and recorded in the Register's Office of Davidson County, Tennessee, at Book 11162, Page 153, ("Deed of Trust"), Bryan S. Fields conveyed to First Title Corporation, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Bankers Trust Company of California, N.A., as Custodian or Trustee; and

WHEREAS, **Bankers Trust Company of California, N.A., as Custodian or Trustee,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11352, Page 36**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on February 18, February 25 and March 4, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on March 11, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Bankers Trust Company of California, N.A., as Custodian or Trustee**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 34,000.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Bankers Trust Company of California, N.A., as Custodian or Trustee as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Bankers Trust Company of California, N.A., as Custodian or Trustee,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain lot or parcel of land lying and being in the Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 32 of Block G on the plat of East Lawn of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 32 fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to a line on the rear measuring 50 feet.

The last recorded Warranty Deed was filed of record at Book 10436, Page 691, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Bankers Trust Company of California, N.A., as Custodian or Trustee,** its successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 11th day of March, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of March, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, 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 the day and year above written.

Janet K. McGregor
Notary Public

My Commission Expires: [illegible]

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STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 34,000.00, 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 THIS 11TH DAY OF MARCH 1999.

Janet K. McGregor
Notary Public

My Commission Expires: [illegible]

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MSP No.: 348.991392TN (Fields)
Lender Loan No.: 11796513
Property Address: 1412 Florence Avenue, Madison, TN 37115
Tax Parcel ID No.: 34-13-0;193.00

Mail Tax Notices To and Property Owner:
Symetrix/Advanta Mortgage Corporation/CA
10790 Rancho Bernardo Road
San Diego, CA 92127

2007 03/24 0101 03:11:03 CHECK 136.00

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 11398 PG. 497

0565269

IDENTIF. A REFERENCE

99 MAR 24 PM 2:51

REGISTER
DAVIDSON CO. TN.

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	136.80
CHECK	136.80

03/24/99 01 14:50 0001 3007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442092