Tennessee
Map #71-12-40

Vanessa Cooper
Loan #3017000005

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 18, 1997, and recorded in Book 10707, Page 921 in the Register's Office of Davidson County, Tennessee, Vanessa M. Cooper, unmarried, conveyed to John M. Jordan, 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 11531, Page 798 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 June 22, 1999, 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 IndyMac Mortgage Holdings, Inc. by IndyMac, Inc. as attorney in fact, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-Nine Thousand and 00/100 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 IndyMac Mortgage Holdings, Inc. by IndyMac, Inc. as attorney in fact 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 IndyMac Mortgage Holdings, Inc. by IndyMac, Inc. as attorney in fact, 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:

Land in Davidson County, Tennessee, being Lot No. 48 and 49 on the plan at Joywood, as of record in Book 974, Page 45, Register's Office for said County, described together as follows: Beginning on the westerly margin of Joy Circle, at a point 400 feet south of the southerly margin of Joy Avenue; thence with said circle, southwardly 38.8 feet to a turn in said circle, continuing with said circle, southeastwardly 55 feet to the northerly margin of said circle; thence with same westwardly 122 feet to the corner of Lots Nos. 47 and 48; thence with the line between said two lots, northwardly 88 feet to the common corner of Lots Nos. 45, 46, 47, 48, 49, and 50; thence with the line between said Lots Nos. 49 and 50, westwardly 150 feet to the beginning.

Vanessa M. Cooper obtained title to the above referenced real estate by Deed of record in Book 9403, Page 990, Register's Office of Davidson County, Tennessee.

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 IndyMac Mortgage Holdings, Inc. by IndyMac, Inc. as attorney in fact, 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	58,241.00
	$59,000.00

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 June 22, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 22, 1999 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.

NOTARY PUBLIC

ROSEMARY HANSON NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1817 Joy Circle,
Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

IndyMac Mortgage Holdings, Inc.
C/o T.D. Service Company
737 Arnold Drive, Suite C
Martinez, CA 94553

Mortgagee: None

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

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ Exempt
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF June 22 19 99
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2001

ROSEMARY HANSON NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

99 JUN 23 AM 10:43
6150811
REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11585 PG 157

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

06150811

RECEIVED
98 JUL 29 AM 10:43

DEPT 99000.00
CO TX 216.30
PRFEE 1.00
MISC 3.00
CFEE 2.00
TOTAL 229.30
CHECK 229.30
23 FF CK 10:47 0001 6131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494424