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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 20, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Book 10367, Page 605, ("Deed of Trust"), Barry C. Ford and Sandy Ann Ford conveyed to Wesley D. Turner, 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, **Ameriquest Mortgage Company formerly known as Long Beach Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book** 11684, **Page** 424, 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 July 29, August 5, and August 13, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on August 26, 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, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Ameriquest Mortgage Company formerly known as Long Beach Mortgage Company**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 40,000.00; 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 Ameriquest Mortgage Company formerly known as Long Beach Mortgage Company 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 **Ameriquest Mortgage Company formerly known as Long Beach Mortgage Company,** its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of H.G. McNabb's Subdivsion, of record in Book 1130, page 79 of the Register's Office for said County.

Said Lot 18 fronts 75 feet on the easterly side of Harlin Drive and runs back 175.2 feet on the north line and 176.8 feet on the south line, to a dead line on which it measures 75 feet.

The last recorded Warranty Deed was filed of record at Book 10367, Page 603, in the Register's Office of Davidson County, Tennessee.

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

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 **Ameriquest Mortgage Company formerly known as Long Beach Mortgage Company,** 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 26th day of August, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of August, 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.

Notary Public

My Commission Expires:_____

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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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 $ 40,000.00, 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 26th DAY OF AUGUST 1999.

Notary Public

My Commission Expires: _____

TRACY L. SHARP NOTARY PUBLIC AT LARGE SHELBY CO., TN

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MSP No.: 333.975956TN (Ford)
Lender Loan No.: 709441-0
Property Address: 3012 Harlin Drive, Nashville, TN 37211
Tax Parcel ID No.: 119-13, parcel 38

Mail Tax Notices To and Property Owner:
Ameriquest Mortgage Company
505 South Main Street, Suite 6000
Orange, CA 92868

PM 1:54

MAIL ENV.

06411733

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

FNCE

BOOK 11684 PAGE 427

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IDENTIFI REFER

99 OCT -1 PM 1:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

10/01/99 01 13:56 0001 4722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522621