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

BOOK 11712 PAGE 255

99 OCT 21 PM 2:13
REGISTER
DAVIDSON COUNTY, TN.

06488882
RECORDING FEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 22, 1997, and recorded in the Register's Office of Davidson County, Tennessee, at Book 10585, Page 175, ("Deed of Trust"). Ernest L. Payne and Gloria D. Payne 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**, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11672, Page 294**, 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 September 16, September 23, and September 30, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on October 14, 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**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 45,000.00; 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 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,** 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 in Davidson County, State Of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee being Lot No. 719 and the easterly 17 feet Lot No. 7212 of Block No. 103 of the plan of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75 Register's Office for said County.
Said Lot No. 719 and part of Lot No. 721 front together 42 feet on the northerly margin of Illinois Avenue and extends back between parallel lines 150 feet to an alley.
The conveyance is subject to the matters set forth in the above reference plan of record.

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

10/21/1999 01:01 03CHECK 177.50

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**, 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 14th day of October, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of October, 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 $ 45,000.00, 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 14th DAY OF OCTOBER 1999.

Notary Public

My Commission Expires: _____

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

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MSP No.: 333.994734TN (Payne)
Lender Loan No.: 0003726528
Property Address: 4810 Illinois Avenue, Nashville, TN 37209
Tax Parcel ID No.: 91-11; 72.00

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11712 PAGE 257

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

0648882

REFERENCE

99 OCT 21 PM 2:13

REGISTER
COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

10/21/99 01 14:16 0001 2294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530091