THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL
1800 Republic Centre, 633 Chestnut Street
Chattanooga, Tennessee 37450
(423) 752-4413

PICK-UP

Instr:200008180081893 Page: 1 OF 3
REC'D FOR REC 08/18/2000 11:41:11AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $74.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 1990, John Turrentine and wife, Irene Turrentine, did convey in trust to Tim A. Linville, Trustee, a certain tract of land to secure payment of a debt in the principal sum of $25,063.99, payable to Associates Equity Services Company, Inc. and recorded in Book 8255, Page 327, in the Register of Deeds Office of Davidson County, Tennessee. Said Deed of Trust is incorporated herein by reference; and

WHEREAS, Associates Home Equity Services Inc. ("Associates") is now the true and lawful owner and holder of the note aforesaid, secured by the Deed of Trust aforesaid; and

WHEREAS, by instrument recorded June 19, 2000, Instrument No. 200006190060554, in the Register of Deeds Office of Davidson County, Tennessee, Associates, exercising its authority as such owner and holder, appointed Nelwyn Inman as Substitute Trustee; and

WHEREAS, default was made in the payment of the indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with provisions of said Deed of Trust, advertise for sale the property to be conveyed by same, said advertisement for sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of July 27, August 3 and 10, 2000, of said newspaper, said sale having been advertised for August 18, 2000, at 11:00 a.m. at the main front entrance of the Davidson County Metro Courthouse, Public Square, Nashville, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements; and

WHEREAS, the highest and best bid for said property was then and there made on behalf of Associates Home Equity Services Inc., to-wit: a bid of Twenty Thousand and 00/100 Dollars ($20,000.00), for said property, which bid was then and there accepted by Richard Stout, as agent of Nelwyn Inman, as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Nelwyn Inman, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Associates Home Equity Services Inc., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Haynies Cleveland Plan as of record in Book 161, page 35, Register's Office for said County, and described according to a survey made by E.L. Miller, Jr. and Co., dated January 23, 1961.
>
> Said Lot fronts 40 feet on the easterly side of Whites Creek Pike and runs back 135 feet, more or less, on the northerly line

and 133 feet on the southerly line along the northerly margin of Francis Street, to an alley in the rear, on which it measures 35 feet, more or less.

Being the same property conveyed to John Turrentine and wife Irene Turrentine by deed from James A. Carney and wife Edith Carney of record in Book 3279, page 418, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said Associates Home Equity Services Inc., its successors and assigns, the same together with all hereditaments and appurtenances belonging or appertaining thereto, free from all rights of homestead, dower, equity of redemption and the statutory right of redemption in Tennessee Code Annotated § 66-8-101, all of which are waived in the Deed of Trust but SUBJECT to the following:

1. Any unpaid taxes against the property; and

2. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the property, including, but not limited to, conditions and easements recorded in Book 5321, page 506, and plat of record in Plat Book 161, page 35, both in the Register's Office of Davidson County, Tennessee; and

3. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and

4. Any prior or superior liens, judgment, deeds of trust or other interests of record.

5. The Right of Redemption by the United States pursuant to 26 U.S.C. §7425.

The undersigned Grantor as Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, BUT NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, the said Nelwyn Inman, as Substitute Trustee, has hereunto set his hand this 18th day of August, 2000.

By: _____
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before the undersigned Notary Public in and for said State and County of duly commissioned and qualified, Nelwyn Inman, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 2000.

_____
Notary Public

My Commission Expires: 12/3/03

PROPERTY OWNER: **Associates Home Equity Services Inc.**
1111 Northpoint Drive, Building 4, Suite 100
Coppell, TX 75019
(Turrentine, 034919300253920)

MAIL TAX BILLS TO : **Same as Above**

MAP/PARCEL: **59-16/30**

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is Twenty Thousand Dollars ($20,000.00), 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
this 18th day of August, 2000.

(Notary Public)

My Commission Expires: 12/3/03