Davidson County DEEDTRS
Recvd: 01/02/01 08:48 3pgs
Fees:15.00 Taxes:278.24
20010102-0000078

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 9 February 1998, Greg K. Pillow and Tameka D. Spears executed a certain Trust Deed to T. M. Curtis and Elizabeth A. Dawson, Trustee, for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded in Book 10797, Page 178, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, Inc., the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Instrument No. 200001100002908, named and appointed the undersigned as Trustee in the place and stead of the said T. M. Curtis and Elizabeth A. Dawson; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davison County, Tennessee in the issues of 7, 14, and 21 December 2000 of said newspaper, said sale having been advertised for Thursday, 28 December 2000, commencing at 12:00 o'clock Noon on the front steps of the Davidson County Courthouse, 161 James Robertson Parkway, Nashville, Davidson County, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Beneficial Tennessee, Inc., to-wit: a bid of Seventy-Five Thousand Two Hundred and No/100 Dollars ($75,200.00) for said property, which bid was then and there accepted by the undersigned 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, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Beneficial Tennessee, 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. 32 on the Plan of Willow Trace Subdivision, Phase Two, as of record in Plat Book 7900, page 46, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

PREPARED BY:

Richard J. Myers, Esq
Apperson, Crump & Maxwell, PLC
1755 Kirby Parkway, Ste. 100
Memphis, TN 38120

BEING THE SAME PROPERTY CONVEYED TO GREG K. PILLOW AND TAMEKA D. SPEARS BY DEED OF EVEN DATE BEING RECORDED SIMULTANEOUSLY HEREWITH.

Property known as: 1404 Rock Creek Court
Whites Creek, Tennessee 37189

Tax Parcel ID No.: 49-16-A/56

TO HAVE AND TO HOLD, unto the said Beneficial Tennessee, Inc., its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the 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 Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$75,200.00
Expenses:		
Recording Substitution of Trustee	10.00	
Title Search	300.00	
Advertising	510.00	
Recording Substitute Trustee's Deed	293.24	
Unpaid Real Property Taxes as of Sale	1,264.48	
Attorney Fee and Costs	1,700.00	
TOTAL EXPENSES		4,077.72
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$71,122.28

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 29th day of December, 2000.

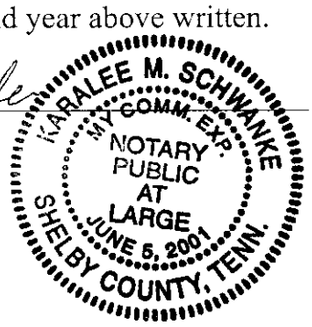
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 29th day of December, 2000, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, 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 at office the day and year above written.

Karlee M. Schwanke
Notary Public



My Commission Expires:

June 5, 2001

PROPERTY ADDRESS:

1404 Rock Creek Court
Whites Creek, TN 37189

SEND TAX BILLS TO:

Beneficial Tennessee, Inc.
P.O. Box 8362
Elmhurst, IL 60126-1058

Grantee: Beneficial Tennessee, Inc.
P.O. Box 8362
Elmhurst, TN 60126-1058

I, Richard J. Myers, 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 $75,200.00, 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 29th day of December, 2000.

Karlee M Schwanke
Notary Public

My Commission Expires: June 5, 2001

