THIS INSTRUMENT PREPARED BY:
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315 Deaderick Street, Suite 1230
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Davidson County DEEDTRS
Recvd: 09/26/02 14:33 3pgs
Fees:18.00 Taxes:187.56
20020926-0117489

SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Household Financial Center, Inc.
931 Corporate Center Drive
Pomona, California 91769

Map-Parcel Numbers:

106-15-10

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by John Walton, Jr. and Wanda Jean Walton, husband and wife, to James A. Crislip, Trustee, dated the 27th day of January, 1998, and being of record in Book 10780, page 59, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Household Financial Center, Inc.

WHEREAS, Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Instrument No. 20020618-0073606, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), September 20, 2002, at the Davidson County Courthouse, Nashville, Tennessee, when and where Household Financial Center, Inc., ("Grantee"), became the last and highest bidder at the price of Fifty Thousand Six Hundred Ninety-two and 00/100 ($50,692.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 20th day of September, 2002.

William Timothy Hill, as
Substitute Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2002.

David E. Howell
Notary Public

My commission expires: 1-29-05

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,692.00.

Affiant

Subscribed and sworn to before me this 20th day of September, 2002.

David E. Howell
Notary Public

My commission expires: 1-29-05

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for said County.

SAID Lot No. 94 Fronts 139.4 Feet on the Southerly Margin of Scoby Drive and extends back 181.6 feet on the easterly line and 177.9 feet on the Westerly Line to a dead line in the rear, measuring 104.5 feet thereon.

BEING the same property conveyed to John C. Walton and Brenda C. Walton by Warranty Deed of Michael Douglas Horton and wife, Lynn C. Horton, Dated December 20, 1983, and of record in Book 6198, Page 557, Register's Office of Davidson County, Tennessee. Property is now vested in John Charles Walton, Jr., by Quitclaim Deed of Brenda Sue Walton, of record in Book 8296, Page 24, Register's Office of Davidson County, Tennessee.

This is improved property known as 61 Scoby Drive, Nashville, Tennessee 37210.