Box 6
CAW

BOOK 7474 PAGE 562

FROM: DAVID J. HILL
SUBSTITUTE TRUSTEE

TO: DOMINION BANKSHARES MORTGAGE CORPORATION

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
11350 Random Hills Road Fairfax, VA 22031	Dominion Bankshares Mortgage Corporation 11350 Randon Hills Road Fairfax, VA 22031	Map 149-2-A Parcel 31 and 101

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $118,266.23.

David D. Hill
AFFIANT

Subscribed and sworn to before me, this the 19th day of February, 1988.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC STATE OF TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 29, 1984, of record in Book 6440, page 597, and re-recorded in Book 6501, page 901 and Book 6577, page 606, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Akbar K. Arab and wife, Hengameh K. Arab, conveyed to Larry E. Hamilton and D. Gene Merrill, Trustees, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust was assumed by Fatemah T. Kani, by deed of record in Book 6480, page 433, Register's Office for Davidson County, Tennessee.

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, by the terms of a certain instrument of record in Book 6641, page 248, Register's Office for Davidson County, Tennessee, Arnold M. Weiss was appointed as Substitute Trustee in the place and stead of the said Larry E. Hamilton and D. Gene Merrill, Trustees; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7443, page 962, Register's Office for Davidson County, Tennessee, appointed David J. Hill, Substitute Trustee, in the place and stead of Arnold M. Weiss, Substitute Trustee; and

WHEREAS, the owner and holder of the indebtedness directed David J. Hill, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, David J. Hill, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, February 19, 1988, at the front

door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on January 28, February 4 and 11, 1988; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Dominion Bankshares Mortgage Corporation, acting through its agent, David J. Hill, was the highest and best bidder;

NOW, THEREFORE, the undersigned, David J. Hill, Substitute Trustee, pursuant to the bid of Dominion Bankshares Mortgage Corporation, acknowledges receipt of the sum of One Hundred Eighteen Thousand Two Hundred Sixty-Six and 23/100 Dollars ($118,266.23), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Dominion Bankshares Mortgage Corporation, a corporation organized under the laws of the State of Maryland, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly desribed as follows:

TRACT NO. 1:

Being Lot No. 31A on the Plan of Zone Lot Division, Lots 23, 24, 25, 26 27, 28, 29, 30, 31 and 32, Piccadilly Square, Phase I, of record in Book 6250, page 468, Register's Office for Davidson County, Tennessee, and also being shown as part of Lot No. 31 on the Plan of Phase I, Piccadilly Square, of record in Book 5200, pages 720-722, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

TRACE NO. II:

Being Lot No. 31B on the Plan of Zone Lot Division, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Piccadilly Square, Phase I, of record in Book 6250, page 468, Register's Office for Davidson County, Tennessee, and also being shown as part of Lot 31 on the Plan of Phase I, Piccadilly Square, of record in Book 5200, page 270 through 272, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Akbar K. Arab by deed from Intercontinental Construction Corporation of record in Book 6440, page 595, Register's Office for Davidson County.

Also being the same property conveyed to Fatemeh T. Kani by deed from Akbar K. Arab and wife, Hengameh Arab of record in Book 6480, page 433, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Dominion Bankshares Mortgage Corporation, a corporation organized under the laws of the Maryland, its successors and assigns, forever; and David J. Hill, Substitute Trustee, does hereby transfer, assign, and set over unto Dominion Bankshares Mortgage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said David J. Hill, Substitute Trustee, has executed this instrument on this the 19th day of February, 1988.

David J. Hill, Substitute Trustee

David J. Hill
Substitute Trustee

STATE OF TENNESSEE)

9083 02/23 0101 03CHECK 340.74

COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, in Nashville, Tennessee, this 19th day of February, 1988.

David A. Wilson
NOTARY PUBLIC

My Commission Expires:

3/8/89

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENN.

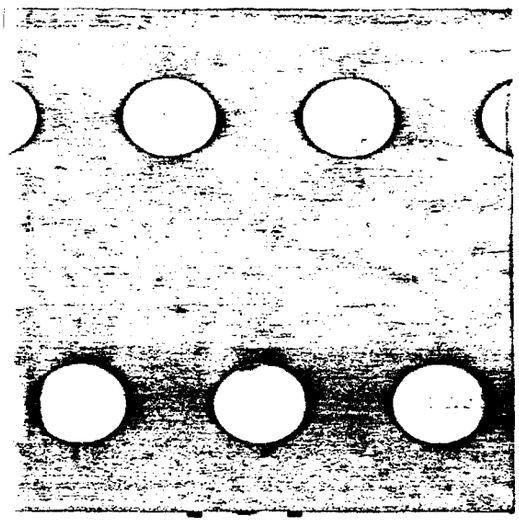
0 6 8 0 9

IDENTIFICATION REFERENCE

FEB 23 10 49 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7474 PAGE 565

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 118266.23
				CON TX 331.24
				PRFEE 0.50
				WDEED 9.00
				TOTAL 340.74
				CHECK 340.74
02/23/88	01			10:50 0001 9083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06809.

IDENTIFICATION REFERENCE

FEB 23 10 49 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 63836