BBMC 153217-2
FHA 483-096452 703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 8, 1984 and recorded in Register's Book 6359, Page 706, rerecorded Book 6363, Page 774 in the Register's Office of Davidson County, Tennessee, Anthony Cummings II and wife, Marilyn Joy Cummings conveyed to Warren H. Wild, Jr., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth, and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Book No. 7583, Page 433, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 29th day of July, 1988, at ten o'clock a.m..

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the hightest and best bidder for cash at which time the said property was struck off and sold to Banc Boston Mortgage Corporation, whose address is P. O. Box 35202, Birmingham, AL 35202 at and for the sum of $28,946.83, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Banc Boston Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Joe M. Kirsch, as Subtitute Trustee, does hereby grant, bargain, sell and convey to the said Banc Boston Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Lot 137, on the Plan of the United Electric Railway Addition to East Nashville, as of record in Book 161, Page 8, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description and more commonly known as 1806 Eastside, Nashville, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6359, Page 706, rerecorded in Book 6363, Page 774 Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Banc Boston Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Rerecording Appointment of Substitute Trustee	$ 8.00
Title Search	150.00
Publication Expense	234.00
Attorney Fee	300.00
Credit on Note	28,254.83
TOTAL	$28,946.83

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Truste has hereunto set his hand and seal this 29th day of July, 1988.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of July, 1988, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and ackowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public
My Commission Expires Nov. 2, 1991

My commission expires:

I, or we 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 $28,946.83, 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 July, 1988.

Notary Public
My Commission Expires Nov. 2, 1991

My Commission expires:

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Banc Boston Mortgage Corporation
P. O. Box 10726
Birmingham, AL 35202

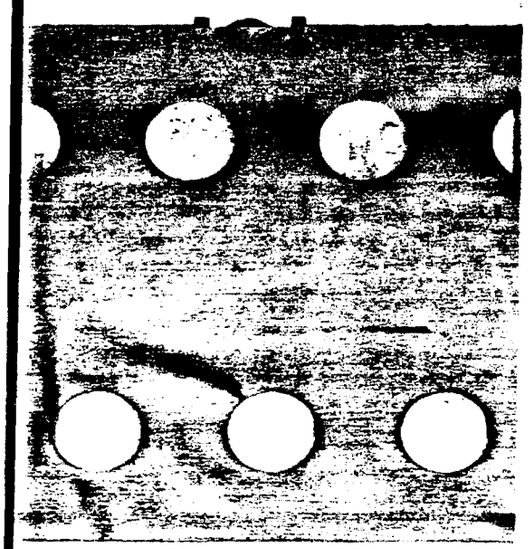
THIS INSTRUMENT PREPARED BY AND RERTURN TO:
Law Office of Shapiro and Kirsch
P.O. Box 241155
Memphis, TN 38124-1155

53928

REFERENCE
JUL 29 10 40 AM '88
REGISTER'S OFFICE

OFFICIAL RECEIPT

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



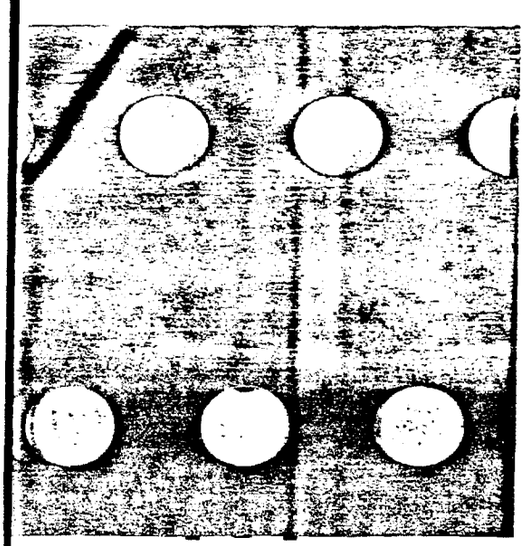
RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 884

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 28946.83
				CON TX 95.37
				PRFEE 0.50
				WDEED 6.00
				TOTAL 101.87
				CHECK 101.87
07/29/88	01			10:43 0001 2488



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

539 28

IDENTIFICATION REFERENCE

JUL 29 10 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 118231