MAP- 95-5-A
PAR - 57

BOOK 7620 PAGE 172

BBMC #146746-2
FHA #483:085240-203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 1, 1983,and recorded in Register's Book 6110, Page 130, in the Register's Office of Davidson County, Tennessee, David Sewell and Melba Sewell 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 7590, Page 84 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 3rd day of August, 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 BancBoston Mortgage Corporation, whose address is P.O. Box 10726, Birmingham, Alabama 35202, at and for the sum of $52,469.22 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 BancBoston 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 BancBoston Mortgage Corporation, their 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:

LAND in Davidson County, Tennessee, being Lot No. 57, on the Plan of Belle Acres, Section One of record in Plat Book 5200, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6110, Page 130, 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 BancBoston Mortgage Corporation their 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.

BBMC #1467462
FHA #483:085240 203

The said Substitute Trustee has applied the consideration as follows:

Title Search	$150.00
Publication Expense	$234.00
Attorney Fee	$300.00
Credit on Note	$51,785.22
TOTAL	$52,469.22

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal this 5th day of August, 1988.

Joe M. Kirsch, Substitute Trustee

4327 08/05 0101 030-[illegible] 179.[illegible]

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of August, 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.

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

Notary Public

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 $52,469.22, 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 5th day of August, 1988.

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

Notary Public

My Commission expires:

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

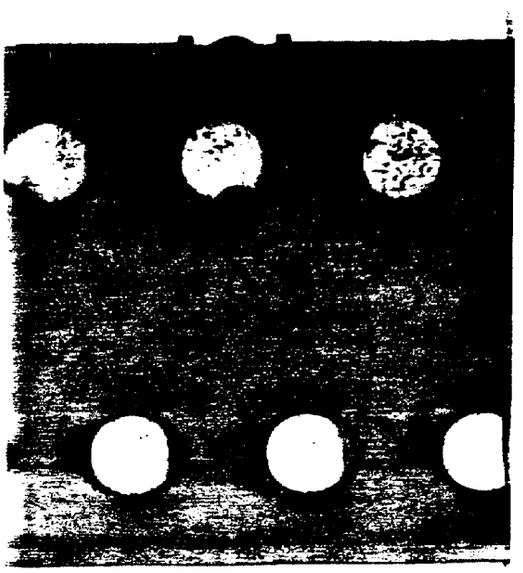
THIS INSTRUMENT PREPARED BY AND ~~RETURN TO:~~
LAW OFFICES OF SHAPIRO AND KIRSCH
P.O. Box 241155
Memphis, TN 38124-1155

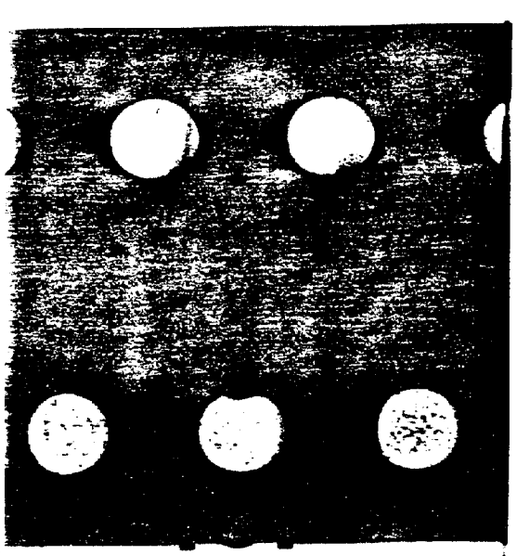
5 6 3 5 4

IDENTIFICATION

AUG 5 10 34 AM '88

RECEIVED
AUG 12 1988





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7620 PAGE 174

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

CASH	524.97
CONV TX	175.25
PRFEE	0.50
WDEED	6.00
TOTAL	179.75
CHECK	179.75

08/05/88 01 10:38 0001 4327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56354

IDENTIFICATION REFERENCE

AUG 5 10 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120916