ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	PROPERTY TAX INFO;
Marshall I. Karr,	Marshall I. Karr	Map 104-09-0-G
Trustee for:	Trustee for:	Parcel 001 CO
Park Circle, Ltd.	Park Circle, Ltd.	26W 09925
530 Church St. #700	530 Church St. #700	
Nashville, TN 37219	Nashville, TN 37219	

7835 02/16 0101 03CHECK 309.77

SUBSTITUTE TRUSTEE'S DEED

Default having been made in the terms and conditions of a certain Deed of Trust of record in Book 7429, page 672, in the Register's Office of Davidson County, Tennessee, said default having not been cured in the time and manner prescribed in that instrument and by law, and I having been appointed Substitute Trustee by instrument of record in Book 7772, Page 807 R.O.D.C., and having advertised said property for sale in accordance with the terms of the Deed of Trust by Notice of Sale appearing in The Nashville Record on December 15, 22 and 29, 1988, and having conducted a sale in accordance with the terms of the Deed of Trust on January 16, 1989 as advertised, and having received and accepted the highest and best bid therefor, I, the undersigned Substitute Trustee, Grantor, in consideration of the sum of five thousand seven hundred thirty-five and 68/100 ($5,735.68) dollars cash in hand paid, receipt of which is acknowledged, and for the further assumption of a first-mortgage indebtedness of eighty-six thousand one hundred fifty-three and 71/100 ($86,153.71) dollars owed to BancBoston Mortgage Corporation as hereinafter set forth, do hereby transfer and convey to Marshall I. Karr, Trustee for Park Circle Ltd., a Tennessee limited partnership, Grantee, the following tract or parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit no 01 located on the First Floor of Building A, Park Circle Condominiums, as shown in Exhibit B to the Master Deed Establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, pages 610-620, R.O.D.C., along with an undivided interest in the common elements thereof of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws Establishing a Horizontal Property Regime for Park Circle Condominiums, as of record in Book 6809, Page 569, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Mario E. Martinez by Deed from Marshall I. Karr, Trustee, of record in Book 7429 Page 661, Register's Office of Davidson County, Tenn.

To have and to hold unto said Grantee, his successors, heirs, and assigns, subject only to the rights of Mortgage Corporation of the South or its successor BancBoston Mortgage Corporation, its successors or assigns, pursuant to the lien of a first mortgage Deed of Trust of record in Book 7429, Page 664, R.O.D.C., re-recorded in Book 7455, Page 234, R.O.D.C., and to the rights of the holders of any other liens superior to the interests of the Grantor, and subject to any sums or obligations owed to the Park Circle, Ltd. Homeowner's Association not extinguished by this Substitute Trustee's Sale. Grantor specifically disclaims any warranties or representations regarding the condition of this property or the title thereto.

This is improved property known as 102 Park Circle North, Nashville, Tennessee 37205.

Executed at Nashville, Tennessee on January 16, 1989.

Will Harrison Perry III

Will Harrison Perry, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Deborah B. Scruggs, a Notary Public in and for said county and state, the above-signed Will Harrison Perry, III, with whom I am personally acquainted or who identified himself to me with satisfactory proof, who, being first duly sworn, upon oath acknowledged himself to be the Substitute Trustee appointed by Park Circle, Ltd. in the instrument of record in Book 7772, Page 806, Register's Office of Davidson County, Tennessee, and that as such Substitute Trustee, being empowered so to do, he executed the foregoing Deed in my presence, for the purposes contained therein, on the day and date set forth above.

Deborah B. Scruggs
Notary Public

Comm. Exp.: 3-11-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for, or value of, this transfer, whichever is greater, is $91,889.39.

Will Harrison Perry
Will Harrison Perry, III
Affiant

Sworn to and subscribed before me this 16th day of January, 1989, at Nashville, Tennessee.

Deborah B. Scruggs
Notary Public

Comm. Exp.: 3-11-91

THIS INSTRUMENT PREPARED BY:

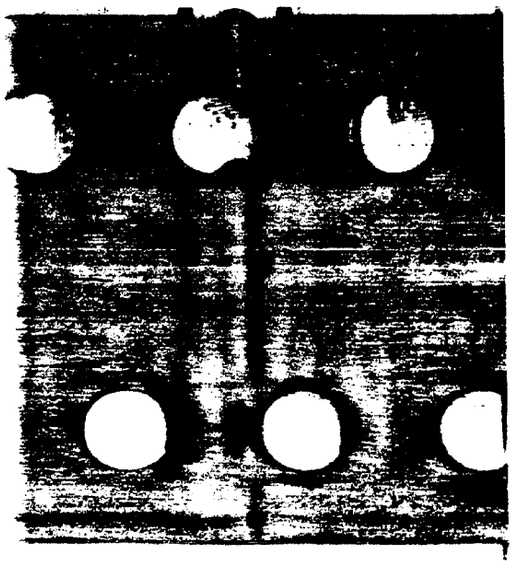
Richard D. Speight
Investor's Diversified Property Management, Inc.
530 Church Street, Suite 700
Nashville, Tennessee 37219
Phone 255-2630

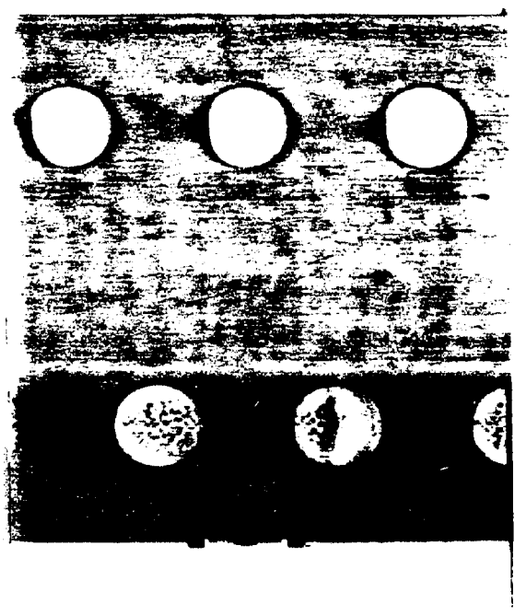
09499

TENNTITLE REFERENCE

FEB 16 2 56 PM '89

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 933

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 91889.39
CON TX 303.27
PRFEE 0.50
WDEED 6.00
TOTAL 309.77
CHECK 309.77

02/16/89 01 14:57 0001 7835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09499.

IDENTIFICATION REFERENCE

FEB 16 2 56 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 182295