ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
Federal National Mortgage Assoc. c/o Old Stone Credit Corp. 3974 Woodcock Drive Jacksonville, FL 32207	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 1984, of record in Book 6418, Page 827, Register's Office for Davidson County, Tennessee, Linda Bond, unmarried, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on December 22, 1988, and thereafter on December 29, 1988, and on January 5, 1989, which notice of sale advertised the sale of the property hereinafter described for January 12, 1989, at 1:00 P.M.; and

WHEREAS, at the request of the mortgagor the scheduled sale was postponed until January 27, 1989, at 1:00 P.M. at the South door of the Metropolitan Davidson County Courthouse in Nashville, Tennessee, pursuant to the terms and conditions of the attached Agreement executed by the mortgagor and trustee; and

WHEREAS, on January 27, 2989 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said agreement, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Eighteen Thousand Eight Hundred Fifty-Eight and 88/100 Dollars, ($18,858.88), subject to the first mortgage, from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Federal National Mortgage Association, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Bordeaux Hills, Section II, as of record in Book 3600, page 7, Register's Office for

Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

This is improved property known as 1471 Snell Boulevard, Nashville, Tennessee 37218.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Federal National Mortgage Association, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 30th day of January, 1989.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of January, 1989.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 9th day of February, 1989.

Rebecca A. Wiggs
Notary Public

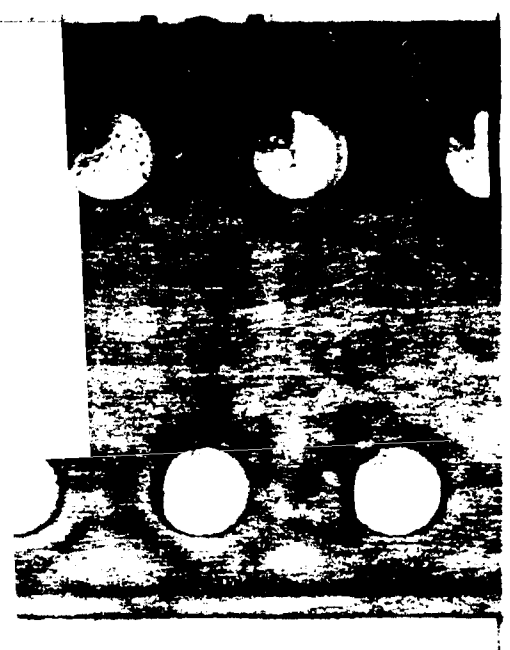
My commission expires: 5-20-92

0 9 5 5 6

TENNESSEE REAL ESTATE TRANSFER

Feb 16 4 17 PM '89

7911 02/16 0101 03CHECK 122.00



OFFICIAL RECEIPT

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

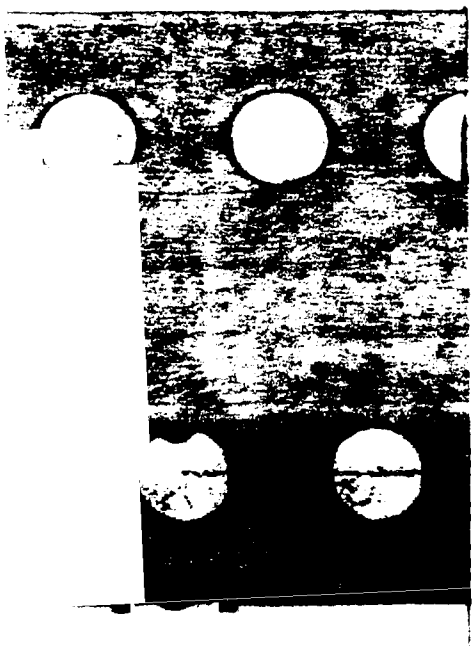
RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 57

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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 6.00
TOTAL 122.00
CHECK 122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 16:18 0001 7911

09556

IDENTIFICATION REFERENCE

Feb 16 4 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 182370