WHEREAS, by Deed of Trust dated September 16, 1986, and recorded in Book 6983, Page 913, Register's Office of Davidson County, Tennessee, Steven Tracy Parker and wife, Susan Corry Parker, conveyed to Thomas R. James, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth;

9817 06/29 0101 03CHECK 296-57

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 of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and by which advertisement the sale was appointed to be held on the 16th day of June, 1989, at the Front Door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, F.A., being the highest and best bidder, became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, F.A., in simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit A4, of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221, as revised in Book 6823, Page 962, and as modified in Book 6893, Page 62, Register's Office for said County, for a more complete identification and description of such unit.

Being all or part of the property described in Deed recorded in Book 6983, Page 910, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumberances of record.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same be, through or under the undersigned, but not further or otherwise, subject to the rights, if any, of Steven Tracy Parker and wife, Susan Corry Parker.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 21st day of June, 1989.

Thomas R. James

Thomas R. James, Trustee

4512 8

JUN 29 8 29 AM '89

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21st day of June, 1989, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand at office this day and year above written.

Holly L Johnson
Notary Public

NOTARY SEAL
HOLLY L JOHNSON
NOTARY PUBLIC SHELBY COUNTY, TENNESSEE
My Commission Expires June 9, 1991

My Commission Expires:
6/9/91

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $87,921.50.

Dana T. Eads
Affiant

Subscribed and sworn to before me this 21st day of June, 1989.

Holly L Johnson
Notary Public

NOTARY SEAL
HOLLY L JOHNSON
NOTARY PUBLIC SHELBY COUNTY, TENNESSEE
My Commission Expires June 9, 1991

My Commission Expires:
6/9/91

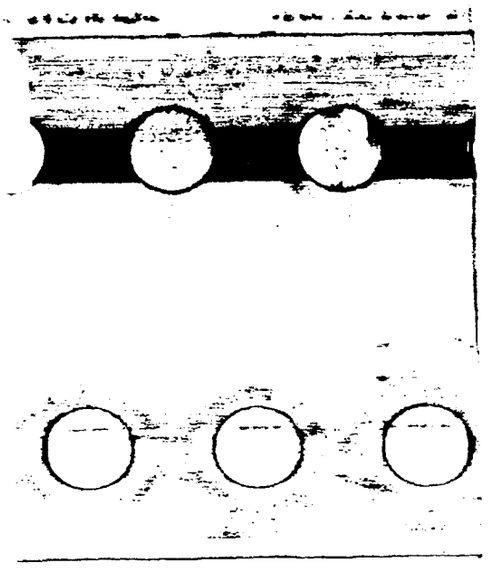
This Instrument Prepared By:
Thomas R. James
Walt, Dyer and James
5100 Wheelis Drive, Suite #100
Memphis, TN 38117-4520

Property Address:
204 Fairmont Ct.
Nashville, TN 37203

New Owner and
Mail Tax Notices to:
Home Savings of America, F.A.
P.O. Box 7075
Pasadena, CA 91109-7075

OFFICIAL RECEIPT

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



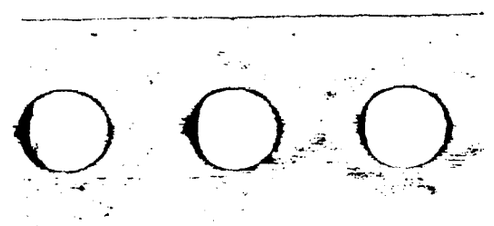
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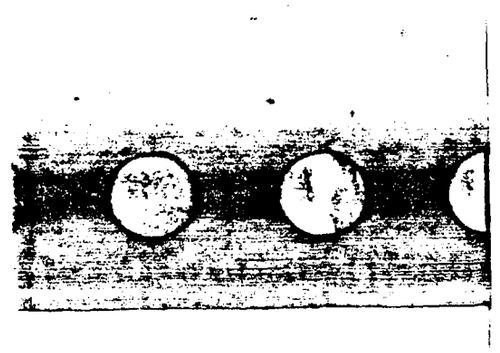
BOOK 7876 PAGE 428

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 87921.50
				CON TX 290.07
				PRFEE 0.50
				WDEED 6.00
				TOTAL 296.57
				CHECK 296.57
06/29/89	01			08:31 0001 9817



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45128

IDENTIFICATION REFERENCE

JUN 29 8 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 224097