59-10
Par 283

T R U S T E E'S D E E D

BOOK 7888 PAGE 559

WHEREAS, by Deed of Trust dated October 20, 1986, and recorded in Book 7025, Page 491, Register's Office of Davidson County, Tennessee, Tom Skinner and wife, Janet Skinner, 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; 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 7th day of July, 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 Lot No. 31 on the Plan of Haynes Manor, Section 7, of record in Book 6250, Page 292, said Register's Office, to which plan reference is hereby made for a more complete description.

Being all or part of the property described in Deed recorded in Book 7480, Page 797, 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 Tom Skinner and wife, Janet Skinner.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 10th day of July, 1989.

Thomas R. James

Thomas R. James, Trustee

49075

IDENTIFICATION REFERENCE

Jul 13 2 3[illegible] PM '89

DAVIDSON COUNTY, TN

RECEIPT # 7743 7879

228.10

STATE OF TENNESSEE
COUNTY OF SHELBY

BOOK 7888 PAGE 560

On this 10th day of July, 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.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $66,991.50.

Affiant

Subscribed and sworn to before me this 10th day of July, 1989.

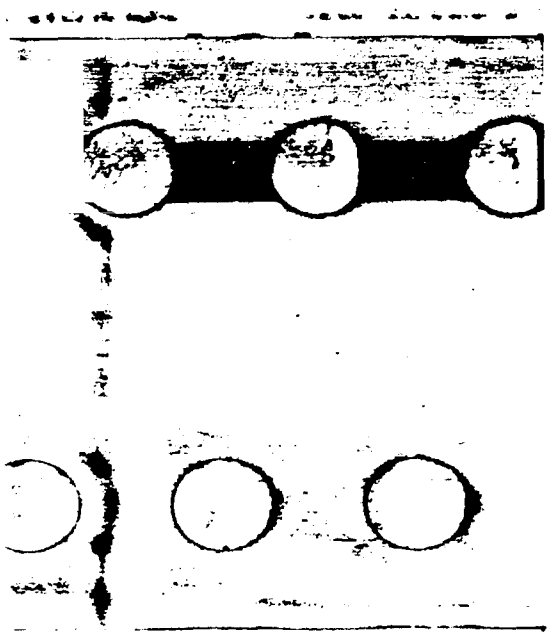
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES

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

Property Address:
784-786 Garrison Drive
Nashville, TN 37207

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

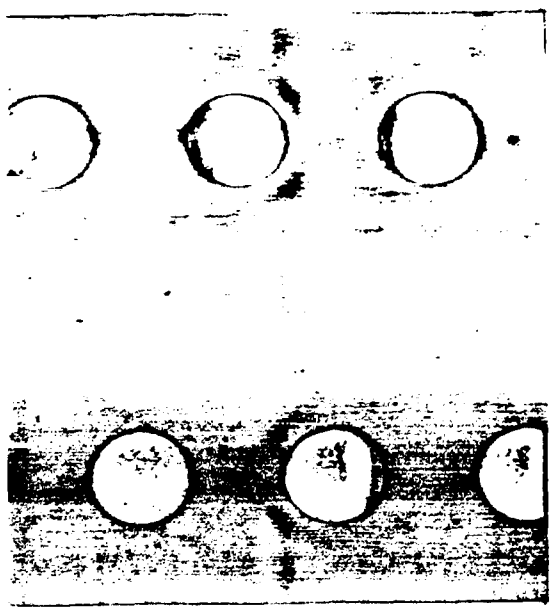
RECEIVED OF _____

FOR _____

BOOK 7888 PAGE 561

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 66991.50
CON TX 221.10
PRFEE 1.00
WDEED 6.00
TOTAL 228.10
CHECK 228.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

01 14:38 0001 4979

4.9.0.7.5.

IDENTIFICATION REFERENCE

JUL 13 2 36 PM '88

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 228664