w3:jlr288

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Commercial Federal Mortgage Corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commercial Federal Mortgage Corporation 2120 72nd Street Omaha, Nebraska 68121	(same)	Map 63-2; Parcels 90, 91 and 92

File Book 6 JLR

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.

Jeanette T. Ramer
Affiant

Subscribed and sworn to before me, this the 15th day of March, 1990.

Donna M. Brookes
Notary Public

My Comm. Expires: May 8, 1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust Construction Security Agreement dated March 9, 1989, of record in Book 7792, page 162, and re-recorded in Book 7803, page 942, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Jeffrey A. Stromatt and Carol M. Stromatt, husband and wife, dba Stromatt Construction Company conveyed to Commercial Federal Savings and Loan Association, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8045, page 77, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Commercial Federal Savings and Loan Association, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:30 A.M., on Thursday, March 15, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest and bidder for cash, at public outcry, free from the statutory right of redemption under T.C.A. Section 66-8-101, homestead, dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of

general circulation in Davidson County, Tennessee, on February 22, March 1, and 8, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commercial Federal Mortgage Corporation, acting through its agent, Jeanette Ramer, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commercial Federal Mortgage Corporation, acknowledges receipt of the sum of One Hundred Thousand and No/100 Dollars ($100,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commercial Federal Mortgage Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Being Lots Nos. 156, 157 and 158 on the Plan of Nawakwa Hills Powwow Addition, Sections 4 and 5, of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey A. Stromatt and wife, Carol M. Stromatt by deed from James William Dillard and Jeff Stromatt, of record in Book 7792, page 160, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commercial Federal Mortgage Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Commercial Federal Mortgage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 15th day of March, 1990.

Stephen C Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

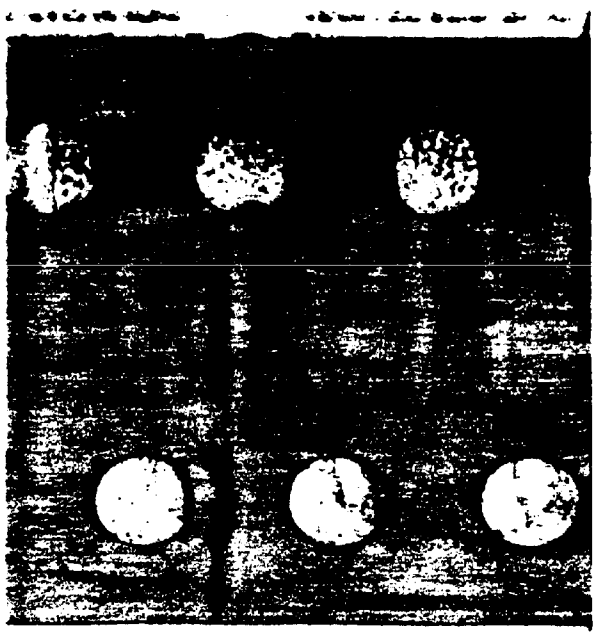
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

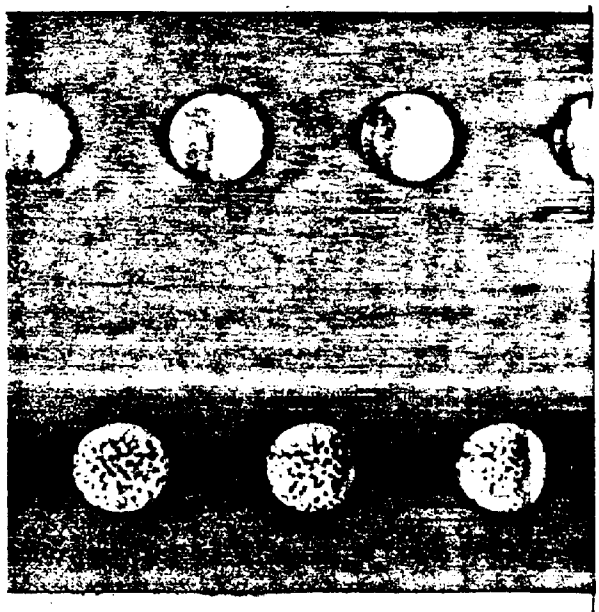
Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of March, 1990.

Donna K. Brooks
NOTARY PUBLIC

My Commission Expires: May 8, 1991

1101 MAR 15 12 00 PM '90 DAVIDSON COUNTY TN. REGISTER'S OFFICE
1101 MAR 15 1990 337.00





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

RECEIVED OF _____

FOR _____

BOOK 8065 PAGE 559

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 6.00
TOTAL 337.00
CHECK 337.00

03/15/90 01 11:58 0001 2803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

REFERENCE

Mar 15 12 00 PM '90

FELIX Z. WILSON II REGIS.
DAVIDSON COUNTY TN.

No. 301268