Box 15

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

13843

IDENTIF. REFERENCE

MAR 27 1 22 PM '90

DAVIDSON COUNTY TN.

6042 03/27 0101 03CHECK 185.20

BOOK 8073 PAGE 408

TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
American Housing Trust III	-Same-	Map 148-8
(NAME)	(NAME)	
P. O. Box 420275		Parcel 125
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Houston, TX 77242-0275		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT, made and entered into on this the 16th day of March,, 1990, by and between JOEL E. JORDAN, Substitute Trustee, as evidenced by instrument of record in Deed Book 7991, page 229 , Register's Office for Davidson County, Tennessee, party of the first part, and AMERICAN HOUSING TRUST III, party of the second part;

WHEREAS, by Deed of Trust dated October 19, 1988, of record in Deed of Trust Book 7692, page 358, Register's Office for Davidson County, Tennessee, RICHARD D. ELDER and wife, THERESA A. ELDER, conveyed to BILLY BUSHULEN, THOMAS STATEN & BRENDA ARCHBOLD, the hereinafter described real estate to secure a Deed of Trust dated October 19, 1988, payable to AMERICAN HOUSING TRUST III; and,

WHEREAS, default was made in payment of said Deed of Trust and the holder thereof having directed the party of the first part to sell said property, as provided by said Deed of Trust, the party of the first part did on February 8, 15, and 22, 1990 advertise said property in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the property to be sold on Friday, March 2, 1990 at 12:00 Noon and pursuant to said notices, on that date, during legal hours at the time specified, the party of the first part offered said property for sale, at the South door of the Davidson County Courthouse, Nashville, Tennessee, and sold said property to AMERICAN HOUSING TRUST III for the highest and best bid of $54,000.00.

NOW, THEREFORE, this Deed witnesseth:

That for and in consideration of the party of the second part cancelling and surrendering the Deed of Trust Note secured by the aforesaid Deed of Trust, the party of the first part has this day bargained and sold, and does hereby sell, transfer and convey unto the party of the second part, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 101 on the plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

This conveyance is made subject to the following:

> The plan of record in Book 4460, page 119, said Register's Office, shows a 30 foot minimum building setback line from Xavier Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 5 foot public utility easement along the southeasterly line and a 5 foot drainage easement along the northwesterly line and a 2.5 x 25 foot utility anchor easement located on the southeasterly corner of said lot. Restrictive

covenant as recorded in Book 4650, page 995 and Amended in Book 4689, page 376, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard D. Elder and wife, Theresa A. Elder, by deed from Thomas K. Turnage, Administrator of Veterans Affairs, dated October 13, 1988, being recorded simultaneously herewith, in the Register's Office of Davidson County, Tennessee.

To have and to hold said land and premises, together with all improvements thereon, unto the party of the second part, its successors and assigns, in fee simple forever, and in bar of all equity of redemption, homestead and dower and all other exemptions and rights of every kind expressly waived in the Deed of Trust.

And the party of the first part as Substitute Trustee, does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise.

WITNESS the signature of the party of the first part on the 22 day of March, 1990

JOEL E. JORDAN, 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 JOEL E. JORDAN, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged himself to be Substitute Trustee, and that he executed the within instrument for the purposes contained therein.

Witness my hand at office in Nashville, Tennessee, on this the 22nd day of March, 1990.

NOTARY PUBLIC

My commission expires:
March 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

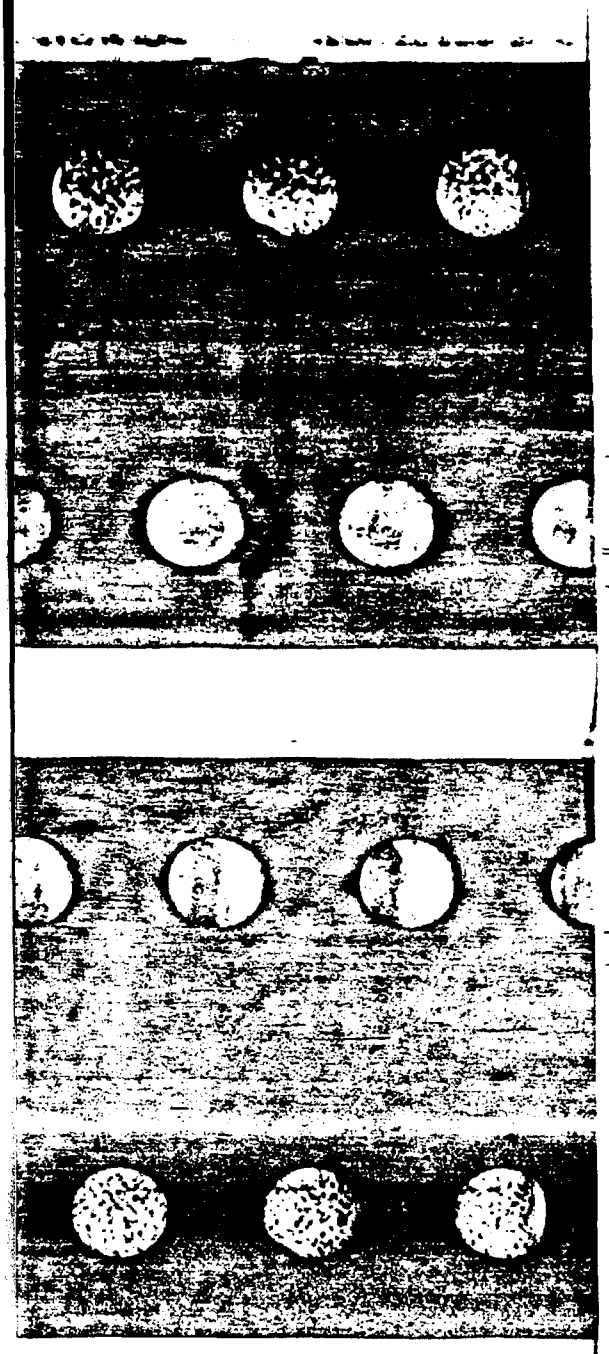
The actual consideration or value, whichever is greater, for this transfer, is $54,000.00.

AFFIANT

Sworn to and subscribed before me on this the 27th day of March, 1990.

NOTARY PUBLIC

My commission expires:
March 27, 1993



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

RECEIVED OF _____

FOR _____

BOOK 8073 PAGE 410

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 54000.00	
			CON TX 178.20	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 185.20	
			CHECK 185.20	
03/27/90	01	13:21 0001 6042		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

113843

IDENTIFICATION REFERENCE

MAR 27 1 22 PM '90

DAVIDSON COUNTY TN.

No. 304464