Box 41

This instrument prepared by:
Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8092 PAGE 68

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel No.:
Southwest Savings Association 200 Crescent Court Suite 1660 Dallas, Texas 75201	Same as New Owner	161-0-216

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 23rd day of March, 1990, by and between Warren H. Wild, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Southwest Savings Association, a savings association chartered under the laws of the State of Texas (hereinafter sometimes referred to as "Grantee").

WHEREAS, by Deed of Trust dated the 14th day of July, 1986 of record in Book 6924, page 608, Register's Office for Davidson County, Tennessee, Fargo Financial, Inc., a Texas corporation, conveyed to Tom G. Coleman, Jr., Trustee, the hereinafter described real estate, to secure payment to Briercroft Savings Association of a Note dated July 14, 1986, in the original principal amount of One Million Two Hundred Fifty Thousand and no/100 Dollars ($1,250,000.00); and

WHEREAS, Tom G. Coleman, Jr. was unable to serve as such Trustee and the lawful holder of the Note, Briercroft Savings Association, appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7558, page 658, Register's Office for said County; and

WHEREAS, Southwest Savings Association, a Texas savings and loan association, is the current owner and holder of said indebtedness secured by the Deed of Trust set forth above pursuant to a Transfer and Assignment of certain assets,

including said Note and Deed of Trust, from Federal Savings and Loan Insurance Corporation as receiver for Briercroft Savings Association, of record in Book 8066, page 58, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Fargo Financial, Inc., but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 o'clock A.M., on March 23, 1990, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 1, 1990, March 8, 1990, and March 15, 1990, and sent a copy of such notice to Fargo Financial, Inc. and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Grantee at the price of Six Hundred Thousand and No/100 Dollars ($600,000.00) this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Southwest Savings Association, a savings association chartered under the laws of the State of Texas, its, successors and assigns, all of my

right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Timber Ridge Apartments, Phase I (Revised), of record in Book 6250, Page 764, Register's Office for Davidson County, Tennessee, to which specific reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Fargo Financial, Inc. by deed from Providence Construction, Inc. of record in Book 6924, Page 604, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all equities of redemption, legal rights of redemption, homestead, dower and all other rights or exemptions of every kind, all of which are hereby expressly waived as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Title to that portion of the premises, if any, lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable, including, without limitation, those set forth in Book 6448, page 488, Book 4730, page 607, and Book 2400, page 596, Register's Office for Davidson County, Tennessee.

(4) Easements, setback lines, conditions and other matters shown on the recorded plan of record in Book 6250, page 764, said Register's Office.

(5) Other liens, defects, encumbrances, adverse claims or other matters, if any, which take priority over the Deed of Trust under which said foreclosure was held.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

WARREN H. WILD, JR.,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of March, 1990.

Deborah A. Hughes
Notary Public

My commission expires: May 8, 1991

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant Stephen D. Powell

Subscribed and sworn to before me this the 11th day of April, 1990.

Patricia Milner
Notary Public
Patricia Milner

My commission expires: 8-14-93

PATRICIA MILNER
Notary Public
State Of Texas
My Comm. Exp. Aug. 14, 1993

20260

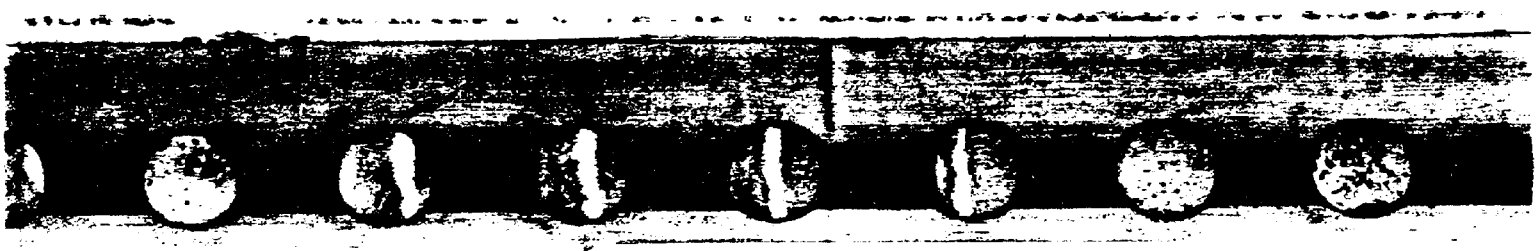
IDENTIF. TREFERENCE

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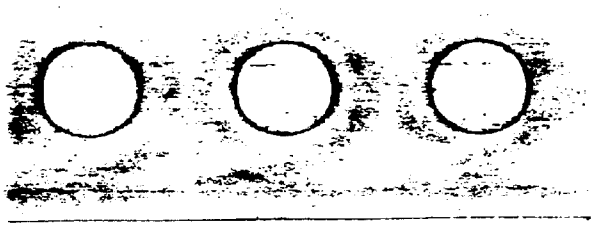
DAVIDSON COUNTY TN.

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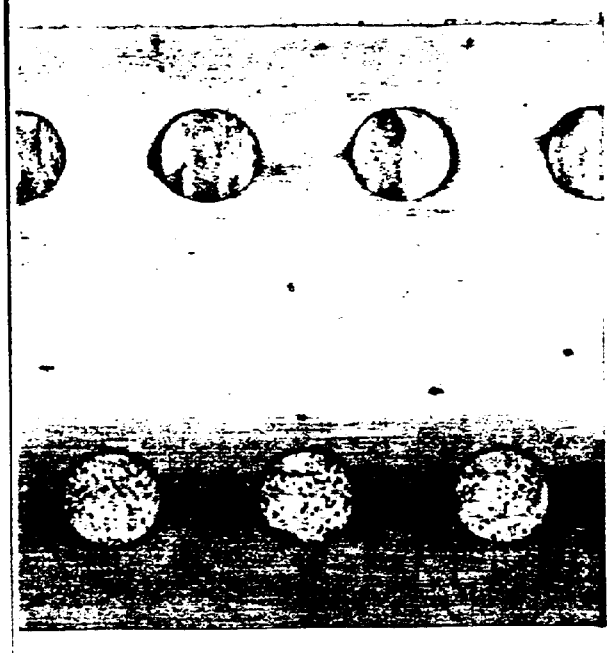
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 72



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 600000.00
CON TX 1980.00
PRFEE 1.00
WDEED 12.00
TOTAL 1993.00
CHECK 1993.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/90 01 16:00 0001 2843

APR 19 4 00 PM '90

IDENTIF. REFERENCE

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No. 311931