Return Box 20

BOOK 8104 PAGE 282

This instrument prepared by:	New Owner + Send Tax Bills To: Map 128-3-A
Stokes & Bartholomew, P.A.	BancBoston Mortgage Par 18
424 Church St., Suite 2800	Corporation
Nashville, TN 37219	2545 Highland Ave.
	Birmingham, Al 35253

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 7th day of May, 1990, by Darlene T. Marsh, acting as Successor Trustee as hereinafter provided, to BANCBOSTON MORTGAGE CORPORATION.

W I T N E S S E T H:

WHEREAS, Alan Kabinoff and wife, Laura Kabinoff executed a certain Deed of Trust dated February 25, 1988, to Patsi B. Gregory, Trustee, of record in Book 7478, page 256, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated April 5, 1990, and of record in Book 8084, page 63, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, BancBoston Mortgage Corporation, appointed Darlene T. Marsh as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated February 25, 1988, executed by Alan Kabinoff payable to the order of BancBoston Mortgage Corporation, (the "Note"), and in the Deed of Trust, which secures the indebtedness therein described, the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust having matured as provided in said instruments, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose the Deed of Trust as provided therein, the Successor Trustee, after due advertisement as required by law and by the terms of the Deed of Trust offered the real

property secured thereby for sale at public outcry at the south front door of the Courthouse, Nashville, Davidson County, Tennessee, on the 4th day of May, 1990, at 12:00 o'clock noon, free from all equity of redemption, statutory right of redemption, homestead, statutory right to an elective share, and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust, when and where BancBoston Mortgage Corporation became the highest and best bidder for cash at the price of Ninety-two Thousand, Four Hundred Sixty-nine and 64/100 ($92,469.64).

NOW, THEREFORE, in consideration of the premises, and of the sum of Ninety-two Thousand, Four Hundred Sixty-nine and 64/100 ($92,469.64) cash in hand paid, Darlene T. Marsh acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto BancBoston Mortgage Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being Lot No. 18, on the Plan of Cedar Forest Subdivision, First Revision, as recorded in Book 6900, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alan Kabinoff, by deed from Hilda Prescott, Thomas L. Hern, and L. Patrick Sandlin, of record in Book 7478, page 253, said Register's Office.

Together with all the improvements erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures to the property, specifically including but not limited to, plumbing, heating, air conditioning, and electrical apparatus and attachments.

This is improved property also known as 528 Cedar Forest Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BancBoston Mortgage Corporation, its successors and assigns, in as full and ample a manner as the said Darlene T. Marsh, acting

as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust.

IN WITNESS WHEREOF, the said Darlene T. Marsh, acting as Successor Trustee, has hereunto set her hand as of the day and year first above written.

Darlene T. Marsh
Darlene T. Marsh
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $92,469.64.

Darlene T. Marsh
Affiant

Sworn to and subscribed before me this 7th day of May, 1990.

Lindsey H. Park
Notary Public

My commission expires: 9/23/93

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Darlene T. Marsh, Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 1990.

Lindsey H. Park
Notary Public

My Commission Expires: 9/23/93

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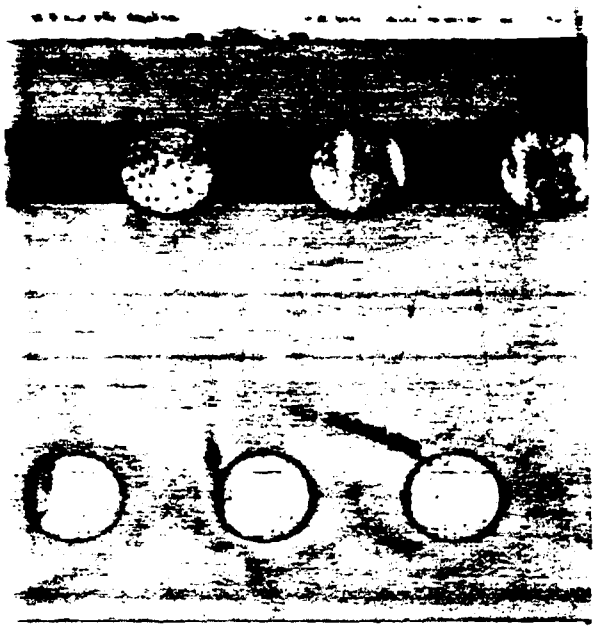
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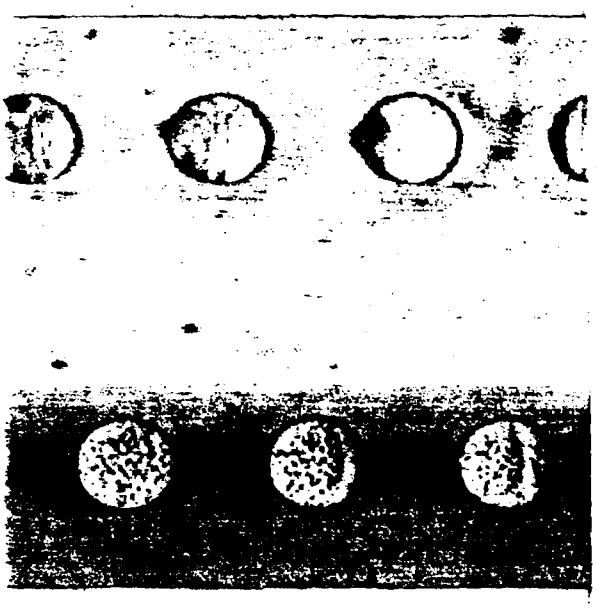
IDENTIFICATION

DAVIDSON COUNTY, TN

MAY 7 3 19 PM '90

2445 61





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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 285

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

MAMT 92469-64
MOR TX 305-25
PRFEE 1.00
TDEED 9.00
TOTAL 315.25
CHECK 315.25
05/07/90 01 15:20 0001 9589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2458.1

IDENTIFY REFERENCE

MAY 7 3 19 PM '90

DAVIDSON COUNTY, TN

No. 317064