TENNESSEE FHA

NAME: Randy Lee Johnson
S&K#: 90-3-0232
LOAN#: 153601-2
FHA#: 483-098951

THIS INSTRUMENT PREPARED BY AND RETURN TO:
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 8128 PAGE 392

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 11, 1985, recorded in Book 6476, Page 221, in the Register's Office of Davidson County, Tennessee, Joel C. Wilson and wife, Patricia M. Wilson, conveyed to Edward Seddon, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8066, Page 931, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on Wednesday, May 16, 1990, at the Davidson County Courthouse in Nashville, Tennessee, at 11:30 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to BancBoston Mortgage Corporation, whose address is 7301 Baymeadows Way, Jacksonville, FL 32216, at and for the sum of $42,748.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by BancBoston Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

The following-described land situated in Nashville, County of Davidson, and State of Tennessee, to wit: BEING Lot No. 17-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18, Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete legal description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6476, Page 221, Register's Office of Davidson County, Tennessee.

3287.2

IDENTIFI REFERENCE

JUN 11 10 24 AM '90

DAVIDSON COUNTY, TN

The last warranty deed of record is Warranty Deed, Book 7446, Page 521, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on Wednesday, May 16, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, May 16, 1990, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Shannon Naughe
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN DEC 8, 1992

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $42,748.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Wednesday, May 16, 1990.

Shannon Naughe
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN DEC 8, 1992

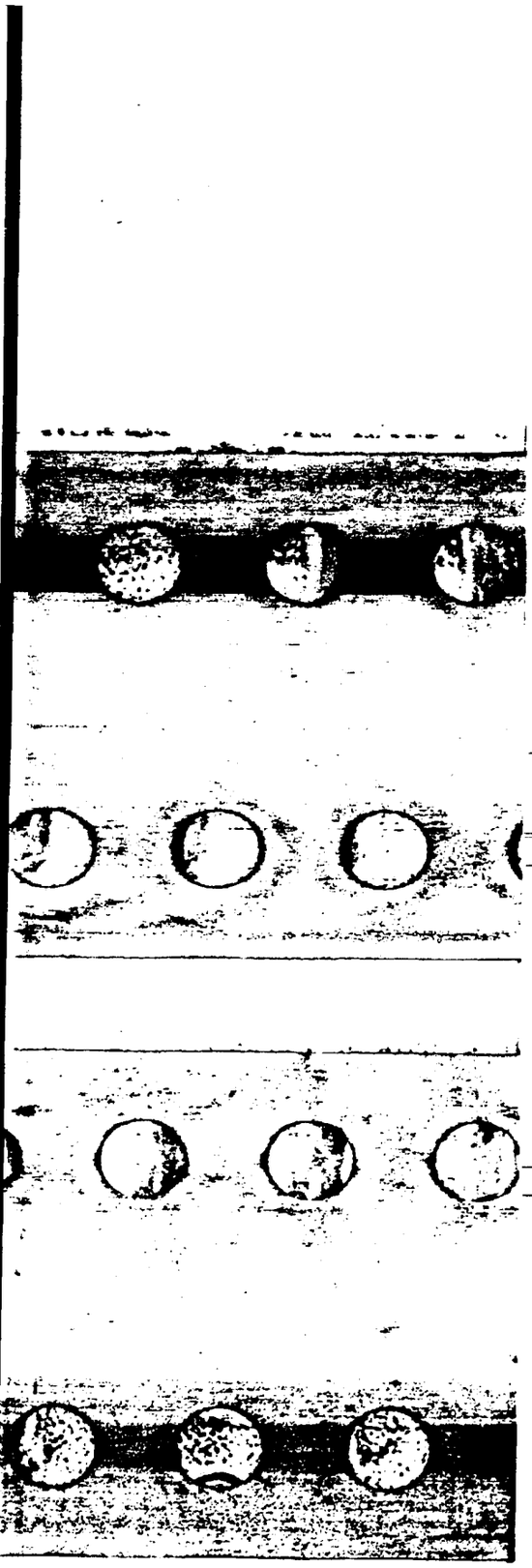
PROPERTY ADDRESS: 3249 Elm Hill Pike, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BancBoston Mortgage Corporation
7301 Baymeadows Way
Jacksonville, FL 32216

S & K # 90-3-0232

108-12-162

9157 06/11 0101 03CHECK 147.91



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

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 394

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 42748.00
				CON TX 140.91
				PRFEE 1.00
				WDEED 6.00
				TOTAL 147.91
				CHECK 147.91
06/11/90	01			10:24 0001 9157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3287.2

IDENTIFICATION REFERENCE

JUN 11 10 24 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 326826