TENNESSEE FHA

NAME: Martha S. Payne
S&K#: 90-1-0065
LOAN#: 027634-4
FHA#: 483 3125020 703

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

SUBSTITUTE TRUSTEE'S DEED BOOK 8128 PAGE 439

WHEREAS, by Deed of Trust dated June 23, 1986, recorded in Book 6907, Page 801, in the Register's Office of Davidson County, Tennessee, James M. Ryan, III., a single man, conveyed to Van H. Singleton, 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 8032, Page 643, 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 Thursday, March 15, 1990, and at that time the sale was adjourned to May 3, 1990 at 10:00 a.m.,at the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, at the time and place aforementioned, 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 $52,178.36, 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 20B of the Zone Lot Division of Lots 15, 17 and 20, Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, page 619, Register's Office for said County, to which plan reference is made for a more complete description.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6907, Page 801, Register's Office of Davidson County, Tennessee.

3.2892

IDENTIFICATION REFERENCE

JUN 11 10 45 AM '90

DAVIDSON COUNTY, TN

The last warranty deed of record is Warranty Deed, Book 7692, Page 63, 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 Thursday, May 3, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Thursday, May 3, 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 Naugher
Notary Public

SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. 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 $52,178.36 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 Thursday, May 3, 1990.

Shannon Naugher
Notary Public

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

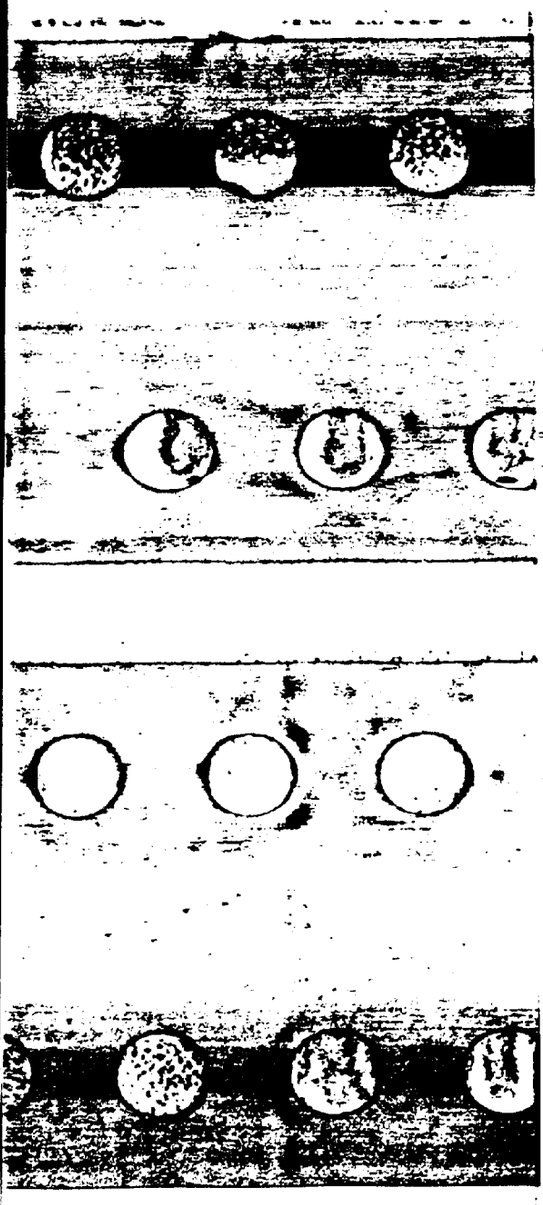
PROPERTY ADDRESS: 3136 Justin Town Ct., Antioch, TN 37013

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

S & K # 90-1-0065

150-02-120

9177 06/11 0101 03CHECK 179.26



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

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 441

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 52178.36
CON TX 172.26
PRFEE 1.00
WDEED 6.00
TOTAL 179.26
CHECK 179.26

06/11/90 01 10:45 0001 9177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2892

IDENTIFICATION REFERENCE

JUN 11 10 45 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 326846