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

NAME: Marshall Karr
S&K#: 89-10-734
LOAN#: 229337-2

SUBSTITUTE TRUSTEE'S DEED BOOK 8138 PAGE 761

WHEREAS, by Deed of Trust dated November 16, 1987, recorded in Book 7422, Page 481, and rerecorded in Book 7446, Page 368, in the Register's Office of Davidson County, Tennessee, Theodore H. Couch IV, James W. Lightsey, a single person, Robert G. Lakins, Marshall I. Karr and Thomas E. Ledford, conveyed to Saturn & Mazer, Attorneys, 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 7961, Page 145, 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 he held on Wednesday, June 20, 1990, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 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 $70,000.00, 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, First Financial Title Agency of Tennessee, Inc., 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:

Land in Davidson County, Tennessee, being Unit No. 29, located on the Third Floor of Building C, Park Circle Condominiums, as shown in Exhibit B to the Master Deed Establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, Pages 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws Establishing a Horizontal Property Regime for Park Circle Condominiums, as of record in Book 6809, Page 569.

3 6 7.8 2

RECEIVED FOR RECORD
Jun 26 10 36 AM '90

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 7422, Page 481, and rerecorded in Book 7446, Page 368, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7422, Page 478, Register's Office for Davidson, 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 First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, June 20, 1990.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc. the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the named of the corporation by himself as president.

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

Notary Public

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 $70,000.00 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, June 20, 1990.

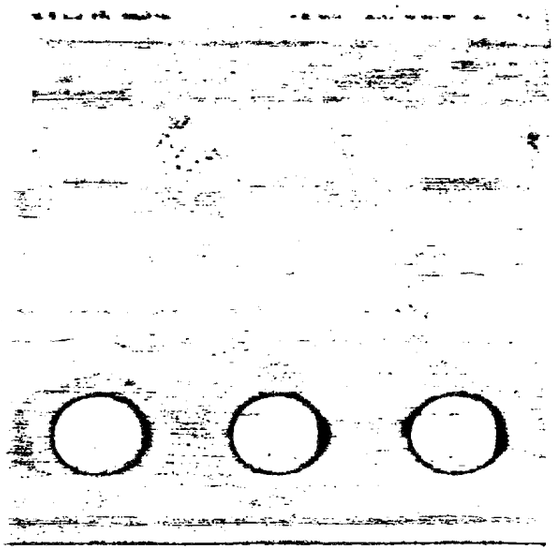
Notary Public

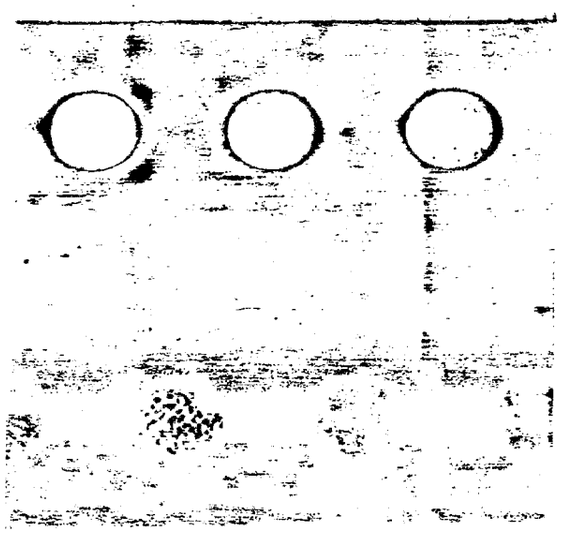
SHANNON NAUGHER NOTARY PUBLIC SHELBY COUNTY, TN EXP. DEC. 6, 1993

3896 90/26 03CHECK 238.00

PROPERTY ADDRESS: 127 Park Circle, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BancBoston Mortgage Corporation
7301 Baymeadows Way
Jacksonville, FL 32216
S & K #:89-10-734
104-9-G-29CO





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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 763

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 70000.00
				CON TX 231.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 238.00
				CHECK 238.00
		06/26/90	01	10:36 0001 3896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

367-82

IDENTIFICATION REFERENCE

JUN 26 10 36 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 331507