Map 42 8 6

Tennessee

Frances Minnis
Valerie Smith
James M. Fischer, Jr.
Bowest-NYG#75634035

BOOK 8160 PAGE 573

SUBSTITUTE TRUSTEE'S DEED 3636 07/26 0101 03CHECK 272.65

WHEREAS, by Deed of Trust dated March 31, 1987, and recorded in Book 7194, Page 463 in the Register's Office of Davidson County, Tennessee, Frances Minnis, unmarried and Valerie Smith, unmarried and James M. Fischer, Jr., conveyed to Stephen R. Josleyn, Trustee(s), 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 7653, Page 96 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on the 21st day of, October, 1988, at the mains south door of the Courthouse of Davidson County, Tennessee; 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 sale The New York Guardian Mortgagee Corp, a corporation whose address is P.O. Box 85101, San Diego, CA 92138-9165 being the highest and best bidder, became the purchaser of said property at and for the sum of eighty Thousand Five Hundred Twenty-Eight and 92/100 Dollars; 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 Michael H. Soroka as Receiver for The New York Guardian Morgagee Corp. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Michael H. Soroka as Receiver for The New York Guardian Mortgagee Corp., his successors and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot no. 16A of the Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60 Heritage Place Section, as of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.

Frances Minnis, Valerie Smith and James M. Fischer, Jr. obtained title to the above-referenced real estate by Deed of Record in Book 7378, Page 72, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Michael H. Soroka as Receiver for The New York Guardian Mortgagee Corporation, his successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 6.00
Publication Expense	234.00
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	79,786.92
	$80,528.92

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 23rd day of July, 1990..

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23rd day of July, 1990, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
521 Amquiwood
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bowest Corporation
P.O. Box 85101
San Diego, CA 92138-9165

Mortgagee: None
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 80,528.92

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1990

Notary Public

MY COMMISSION EXPIRES My Commission Expires July 13, 1993

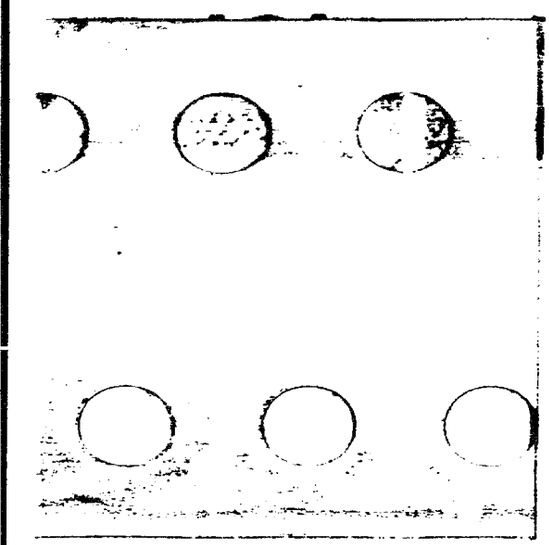
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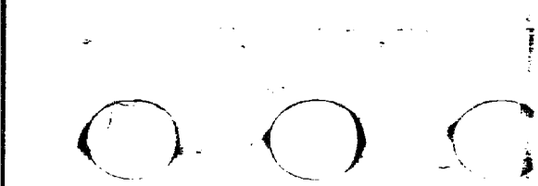
IDENTIFICATION REFERENCE

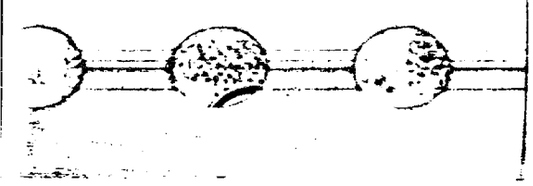
FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY TN

JUL 26 10 30 AM '90

44346.







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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 575

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 80528.92
CON TX 265.65
PRFEE 1.00
WDEED 6.00
TOTAL 272.65
CHECK 272.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/26/90 01 10-31 0001 3636

44346.

IDENTIFICATION REFERENCE

JUL 26 10 30 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340431