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

NAME: Calvin L. Tate
S&K#: 89-11-834
LOAN#: 800-787350

SUBSTITUTE TRUSTEE'S DEED BOOK 8168 PAGE 986

WHEREAS, by Deed of Trust dated April 14, 1986, recorded in Book 6838, Page 339, in the Register's Office of Davidson County, Tennessee, Calvin L. Tate and wife, Teresa L. Tate, conveyed to Joseph M. Johnson, 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 7987, Page 55, 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, July 25, 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 Imperial Savings and Loan Association, whose address is P.O. Box 23727, San Diego, CA 92123-0727, at and for the sum of $315,504.50, 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 Imperial Savings and Loan Association, 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 Imperial Savings and Loan Association, 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 Lot No. 31 on the plan of Gateway Acres, Second Addition, as of record in Book 1424, Page 83, Register's Office for said County. Said Lot fronts 250 feet on the easterly side of Lealand Lane and extends back 551.4 feet on the northerly line and 546.9 feet on the southerly line to the westerly margin of Old Kirkman Lane or Lea Avenue, measuring 250 feet thereon.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6838, Page 339, Register's Office of Davidson County, Tennessee.

47354

IDENTIFICATION REFERENCE

AUG 6 11 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7456 08/06 0101 03CHECK 1048.15

The last warranty deed of record is Warranty Deed, Book 6167, Page 285, 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 Imperial Savings and Loan Association, 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, July 25, 1990.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, July 25, 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.

Notary Public

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

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 $315,504.50 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, July 25, 1990.

Notary Public

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

PROPERTY ADDRESS: 4780 Lealand Lane, Nashville, TN 37220

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Imperial Savings & Loan Association
P.O. Box 23727
San Diego, CA 92123-0727

S & K #:89-11-834

132-13-35

OFFICIAL RECEIPT

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



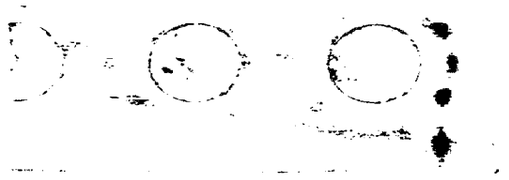
RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 988

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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	315504.50
CON TX	1041.15
PRFEE	1.00
MDEED	6.00
TOTAL	1048.15
CHECK	1048.15

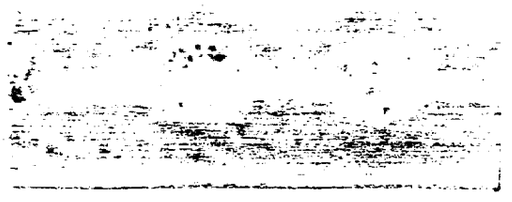
08/06/90 01 12:00 0001 7456

47354

IDENTIFICATION REFERENCE

Aug 6 11 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN



No. 343921