w3:jlr894

BOOK 8195 PAGE 278

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Commercial Federal Mortgage Corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commercial Federal Mortgage Corporation 2120 South 72nd Street Omaha, Nebraska 68124	(same)	Map 158-4-A Parcel 52

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 122,300.00 .

Jeanette T. Kerner
Affiant

Subscribed and sworn to before me, this the 13th day of September, 1990.

Donna M Brooks
Notary Public

My Comm. Expires: May 8, 1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 28, 1989, of record in Book 7877, page 122, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", M. Michael Nixon, conveyed to Commercial Federal Savings and Loan Association, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8167, page 906, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Commercial Federal Savings and Loan Association, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 A.M., on Thursday, September 13, 1990, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from the statutory right of redemption under T.C.A. Section 66-8-101, homestead, dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on August 23, 30, and September 6, 1990, and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commercial Federal Mortgage Corporation, acting through its agent, Jeanette Ramer, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commercial Federal Mortgage Corporation, acknowledges receipt of the sum of One Hundred Twenty-Two Thousand Three Hundred and no/100 Dollars ($122,300.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commercial Federal Mortgage Corporation, a corporation organized under the laws of the State of Nebraska, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of Otter Wood, Section Two, of record in Plat Book 6900, page 460 and revised in Plat Book 6900, page 600, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to M. Michael Nixon, unmarried by deed from Otter Wood, Ltd., a Tennessee Limited Partnership, of record in Book 7510, page 741, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commercial Federal Mortgage Corporation, a corporation organized under the laws of the State of Nebraska, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Commercial Federal Mortgage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 13th day of September, 1990.

Stephen C. Baker, Substitute Trustee
Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of September, 1990.

Donna M Brooks
NOTARY PUBLIC

My Commission Expires: May 8, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

57072

IDENTIFICATION REFERENCE

SEP 13 12 52 PM '90

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TENN

0101 03CHECK 410.59

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8195 PAGE 280

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 122300.00
				CON TX 403.59
				PRFEE 1.00
				WDEED 6.00
				TOTAL 410.59
				CHECK 410.59
			09/13/90 01	12:54 0001 8592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.072

IDENTIFT REFERENCE

SEP 13 12 52 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355244