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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 150-14; Parcel 71

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 $ 56,000.00 .

John C Seal Sr
Affiant

Subscribed and sworn to before me, this the 8th day of January, 1991.

Jeanette J. Ramer
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 9, 1989, of record in Book 7777, page 519, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Americo Properties, a Tennessee partnership, 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 8151, page 844, 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 10:10 A.M., on Tuesday, January 8, 1991, 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 December 13, 20, and 27, 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, John C. Pearl, Jr., 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 Fifty-Six thousand and 00/100 Dollars ($56,000.00), 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. 43, on the Plan of Lake Towne Park, Section 6, as of record in Plat Book 6900, page 832, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being part of the same property conveyed to Americo Properties, a Tennessee partnership by deed from Land Investment and Development Corporation, of record in Book 7777, page 516, Register's Office for said County.

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 8th day of January, 1991.

Stephen C Baker Substitute Trustee

Stephen C. Baker,
Substitute Trustee

4 4 U

IDENTIF. REFERENCE

11 39 AM '91

DAVIDSON COUNTY TN.

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 8th day of January, 1991.

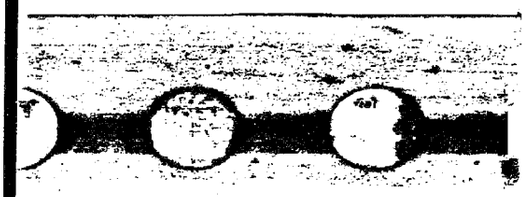
3599 CHECK 01401 03CHECK 191.80

Jeanette F. Remer
NOTARY PUBLIC

My Commission Expires: 11/10/91

OFFICIAL RECEIPT

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



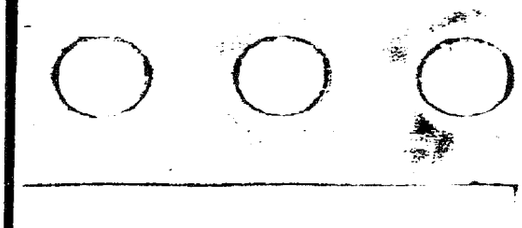
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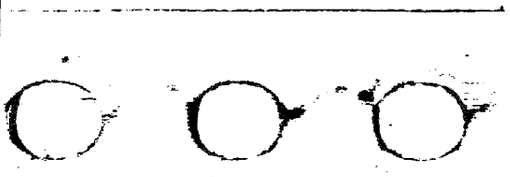
FOR _____

BOOK 8271 PAGE 682

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 56000.00
				CON TX 184.80
				PRFEE 1.00
				WDEED 6.00
				TOTAL 191.80
				CHECK 191.80
01/08/91	01	10:38	0001	3599





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84440

IDENTIF. TREFERENCE

JAN 8 10 39 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 387497