WHEREAS, by Deed of Trust dated June 19, 1979, and recorded in Book 5455, Page 95, Register's Office of Davidson County, Tennessee, Mary L. Brindley conveyed to Donald Robinson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

the aforementioned indebtedness having been assumed by George Margrave and wife, Sharmin J. Margrave, and assumed by Lester W. Inman, unmarried, and assumed by B & D Enterprises, Inc. by Deed of record in Book 7955, Page 817, of record in the Office of the Register of Davidson County, Tennessee;

and the undersigned, Thomas R. James, was appointed Substitute Trustee in the Instrument recorded in Book 8254, Page 302, in the said Register's Office;

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 of 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 25th day of January, 1991, at the front door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, F.A., being the highest and best bidder became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, F.A. in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Being the east 20 feet of Lot No. 903 and all of Lot No. 901, Block 120, on the Map of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75 of the Register's Office for said county. Said lot and part of said lot adjoin and front together 55 feet on the northerly side of Delaware Avenue and run back between parallel lines, along the west margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being all or part of the property described in Deeds of record in Book 7955, Page 817, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1990 County taxes and to all other restrictions, building lines, easements and uncumberances of record, including Book 57, Pages 74 and 75, and all other easements of record.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under the undersigned, but not further or otherwise.

IN WITNESS WHEREOF, Thomas R. James, as Substitute Trustee, has caused this instrument to be executed this the 4th day of February, 1991.

Thomas R. James, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 4th day of February, 1991, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Substitute Trustee, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day and year above written.

Holly L. Johnson
Notary Public

My Commission Expires:
6/9/91

NOTARY SEAL
HOLLY L. JOHNSON
SEAL
NOTARY PUBLIC, SHELBY COUNTY, TENNESSEE
My Commission Expires June 9, 1991

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $44,222.05.

Irene C. Lewis
Affiant

Subscribed and sworn to before me this 4th day of February, 1991.

Holly L. Johnson
Notary Public

My Commission Expires:
6/9/91

This Instrument Prepared By:
Thomas R. James
WALT, DYER AND JAMES
5100 Wheelis Drive, Suite #100
Memphis, TN 38117

Property Address:
5000 Delaware Avenue
Nashville, TN 37209

Mail Tax Notices to:
Homes Savings of America, F.A.
P.O. Bcx 7094
Pasadena, California 91109-7094

9161 02/25 0101 03CHECK 152.86

94830

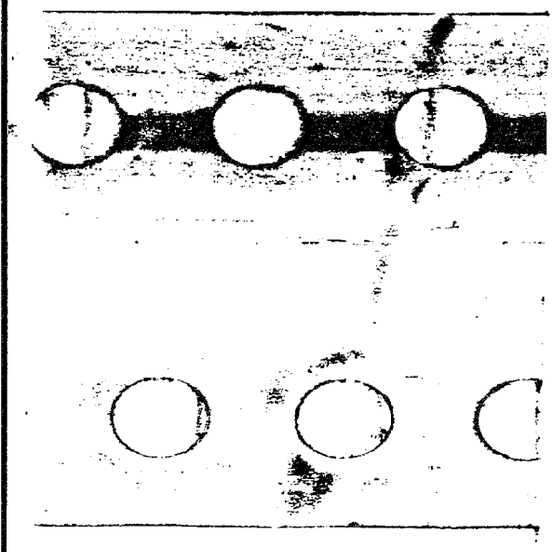
IDENTIF. TREFERENCE

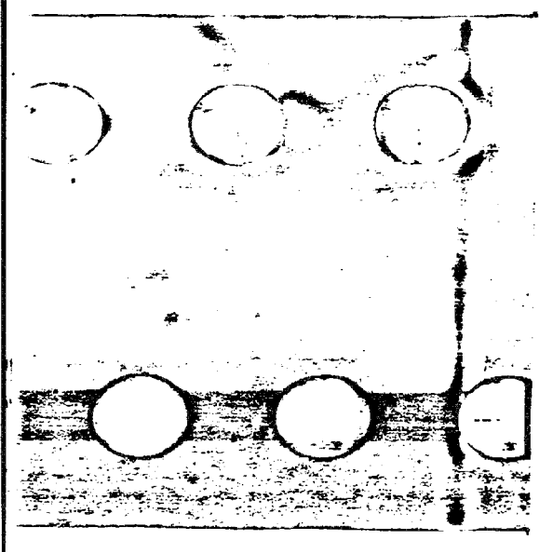
FEB 25 9 50 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**OFFICIAL RECEIPT**

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





RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 867

| | | |
|---|---|---|
| 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 44222.05
CON TX 145.86
CON TX 145.86
PRFEE 1.00
WDEED 6.00
VOID
CON TX 145.86-
TOTAL 152.86
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 152.86

02/25/91 01 09:40 0001 9161

94830

IDENTIF. T REFERENCE

FEB 25 9 50 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399415