Map & Parcel 131-5B-432

BOOK 8378 PAGE 289

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 1986, and recorded in Book 7051, Page 297, Register's Office of Davidson County, Tennessee, Todd D. Winters, an unmarried person, and Annette E. Winters, an unmarried person, and Elston Wayne Winters and wife, Thelma M. Winters, conveyed to Thomas R. James, Trustee the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; 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 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 6th day of June, 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 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 Unit No. 432 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being all or part of the property described in Deed of record in Book 7051, Page 294, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1991 County taxes and to all other restrictions, building lines, easements and uncumberances of record, including Book 5050, Page 30, and to Deed Restrictions in Book 4821, Page 20, Book 5388, Page 503, Book 6841, Page 349, Book 6847, Page 122, and Book 6847, Page 125, an to all other easements of record, including Book 5158, Page 230, Book 5271, Page 430, Book 5158, Page 851, Book 6869, Page 157, and Book 6869, Page 162.

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, subject to any rights of Todd D. Winters, Annette E. Winters, and Elston Wayne Winters and wife, Thelma M. Winters.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 7th day of June, 1991.

2 3 7 8 5.

IDENTIFICATION REFERENCE

JUN 19 10 26 AM '91

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

Thomas R. James, Trustee

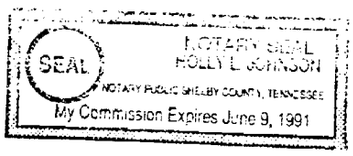
Thomas R. James, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 7th day of June, 1991, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, 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

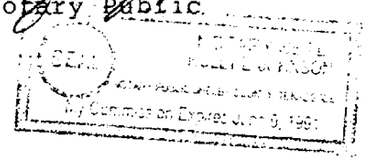
STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $56,500.00.

Melissa Lee
Affiant

Subscribed and sworn to before me this 7th day of June, 1991.

Holly L Johnson
Notary Public



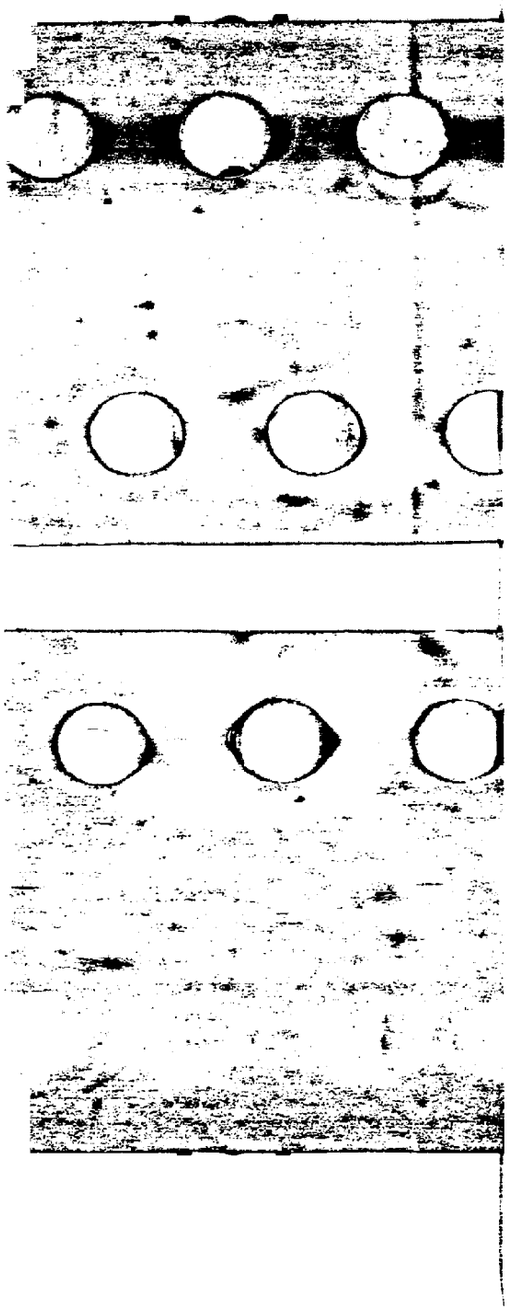
My Commission Expires:
6/9/91

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

Property Address:
5045 Hillsboro Road, #432
Nashville, TN 37215

3630 06/19 0101 03CHECK 193.45

Send tax bills to:
Home Savings of America, F.A.
Post Office Box 60020
City of Industry, CA 91706-0020



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 291

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 56500.00
CON TX 186.45
PRFEE 1.00
WDEED 6.00
TOTAL 193.45
CHECK 193.45

06/19/91 01 10:30 0001 5630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23785.

IDENTIFI REFERENCE

JUN 19 10 26 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 432646