Bk 2 JP

BOOK 8461 PAGE 472

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 68101	(same)	Map 52-3; Parcel 24

This instrument prepared by: DEARBORN & EWING, 1200, One Sovran Plaza, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.

x Edward J. Weidner
Affiant

Subscribed and sworn to before me, this the 10th day of October, 1991.

Jeanette T. Ramer
Notary Public

My Comm. Expires: 9/16/95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 10, 1989, of record in Book 7792, page 790, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", McLean and Verban, a Tennessee partnership, conveyed to Commercial Federal Savings and Loan Association, 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 8443, page 304, 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, October 10, 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 September 19, 26, and October 3, 1991; 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, Ed Weidner, 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 Forty-Five Thousand and No/100 Dollars ($45,000), 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 Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, and described according to a copy of a survey made by R. B. Brantley, Jr., and E. Medlin, Surveyors, dated September 23, 1985, as follows:

Said Lot No. 21 fronts 50.4 feet on the proposed westerly margin of Kinsey Boulevard as relocated, and extends back between lines, 154.2 feet on the northerly side and 150 feet on the southerly side, to a line in the rear, measuring 50 feet thereon.

Being part of the same property conveyed to McLean and Verban, a Tennessee partnership composed of James T. McLean, Sr., Partner and Nickolas D. Verban, Jr., Partner by deed from Roy M. Kabigting and wife, Adela A. Kabigting, of record in Book 7792, page 787, 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 Tennessee, 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 10th day of October, 1991.

Stephen C Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

1708 10/10 0101 03CHECK 173.50

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 10th day of October, 1991.

Jeanette J. Ramer
NOTARY PUBLIC

My Commission Expires: 9/16/95

5346 RECEIVED FOR RECORD Oct 10 10 17 AM '91

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50
10/10/91 01 10:20 0001 1708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3346.

IDENTIFICATION REFERENCE

Oct 10 10 17 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 466495