FROM: JOEL E. JORDAN, Substitute Trustee

TO: Bankers Trust Company, not in its individual capacity, but solely as Trustee for American Housing Trust V

Address New Owner as follows:
Bankers Trust Company,
not in its individual capacity,
but solely as Trustee for American
Housing Trust V
Corporate Trust and Agency Group
P. O. Box 318, Church Street Station
New York, NY 10015

Send Tax Bills To: Map-Parcel No.
-Same-
119-14-0
242.00

THIS INSTRUMENT PREPARED BY:

STELTEMEIER & WESTBROOK, Attorneys
2002 Richard Jones Rd., C-101
P. O. Box 150349
Nashville, TN 37215-0349

6426 01/13 0101 03CHECK 212.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 1992.

Notary Public

My commission expires:
May 23, 1994

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 16, 1989, of record in Book 8000, page 152, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Joseph C. Nickens and wife, Christine M. Nickens conveyed to Billy Bushulen, Thomas Staten, or Brenda Archbold, Trustees, 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 owner and holder of the indebtedness directed **Joel E. Jordan**, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, **Joel E. Jordan**, 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 12:00 Noon, on Monday, January 6, 1992, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and 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 November 26, December 3 and 10, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, **Bankers Trust Company, not in its individual capacity, but solely as Trustee for American Housing Trust V**, was the highest and best bidder;

NOW, THEREFORE, the undersigned, **Joel E. Jordan**, Substitute Trustee, acknowledges receipt of the sum of Fifty Four Thousand and no/100th ($54,000.00) Dollars, 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 **Bankers Trust Company, not in its individual capacity, but solely as Trustee for American Housing Trust V**, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Located in Nashville, County of Davidson, State of Tennessee, to wit: Being Lot No. 41 on the Plan of Williamn Lee Subdivision of the Roth Property, as of record in Book 1130, page

67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph C. Nickens and wife, Christine M. Nickens, by deed from Secretary of Veterans Affairs, of record in Book 8000, page 149, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 223 Morton Avenue, Nashville, Tennessee, 37211

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to **Bankers Trust Company, not in its individual capacity, but solely as Trustee for American Housing Trust V**, its successors and assigns, forever; and **Joel E. Jordan**, Substitute Trustee, does hereby transfer, assign, and set over unto **Bankers Trust Company, not in its individual capacity, but solely as Trustee for American Housing Trust V** all of its right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said **Joel E. Jordan**, Substitute Trustee, has executed this instrument on this the 9th day of January, 1992.

Joel E. Jordan, Substitute Trustee

7.6272

IDENTIFICATION REFERENCE

JAN 13 3 40 PM '92

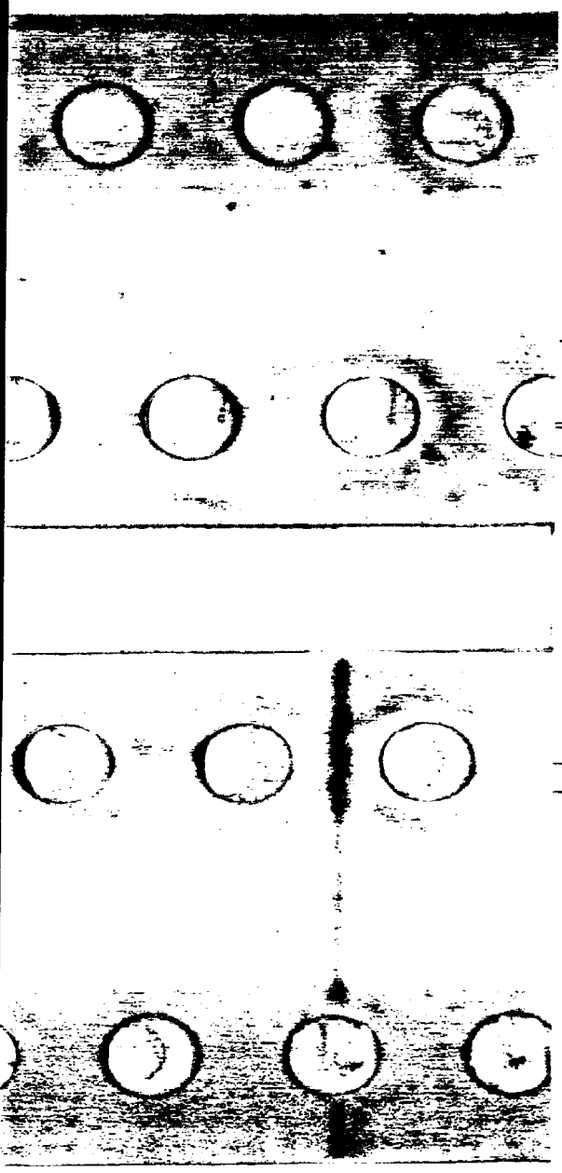
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOEL E. JORDAN, 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, 1992.

Teresa J. Hetherington
NOTARY PUBLIC

My commission expires:
May 23, 1994



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

RECEIVED OF _____

FOR _____

BOOK 8527 PAGE 290

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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 212.80
				CHECK 212.80
01/13/92	01			15:40 0001 6426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.2 7 2

IDENTIFT REFERENCE

JAN 13 3 40 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 492840