TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 18, 1986, and recorded in Book 6953, Page 228, Register's Office of Davidson County, Tennessee, Newell Knapp Pangburn, an unmarried persona and Janie Kinney Pangburn, an unmarried person, 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 18th day of February, 1992, 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.S.B., 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.S.B. 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. 204 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 7019, Page 867, of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1991 and 1992 County taxes and to all other restrictions, building lines, easements and uncumberances of record, including Book 6841, Page 349, Book 5050, Page 30, Book 6847, Page 122 and 6847, Page 125, and to all Deed Restrictions of record, including Book 4821, Page 20, and to all other easements of record, including Book 5158, Page 230, Book 5271, Page 430, Book 5158, Page 851 and Book 6869, Page 157.

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 Trustee, has caused this instrument to be executed this the 18th day of February, 1992.

MAIL ENV.

Thomas R. James, Trustee

Thomas R. James, Trustee

88393

IDENTIF. REFERENCE

MAR 2 10 58 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of February, 1992, 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 J. Paige
Notary Public

HOLLY J. PAIGE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires:
My Commission Expires May 23, 1995

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $43,900.00.

Thomas R. James
Affiant

Subscribed and sworn to before me this 18th day of February, 1992.

Holly J. Paige
Notary Public

HOLLY J. PAIGE NOTARY PUBLIC SHELBY COUNTY, TENN.

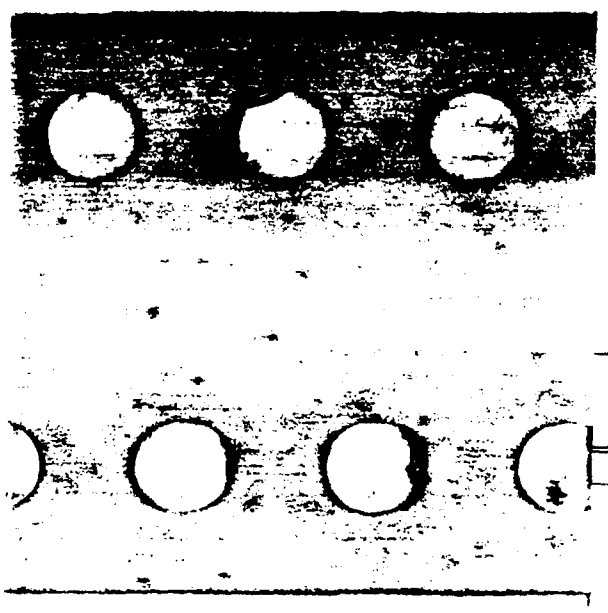
My Commission Expires:
My Commission Expires May 23, 1995

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

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

Property Address:
5045 Hillsboro Rd., #204
Nashville, TN 37215

169.43



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

RECEIVED OF _____

FOR _____

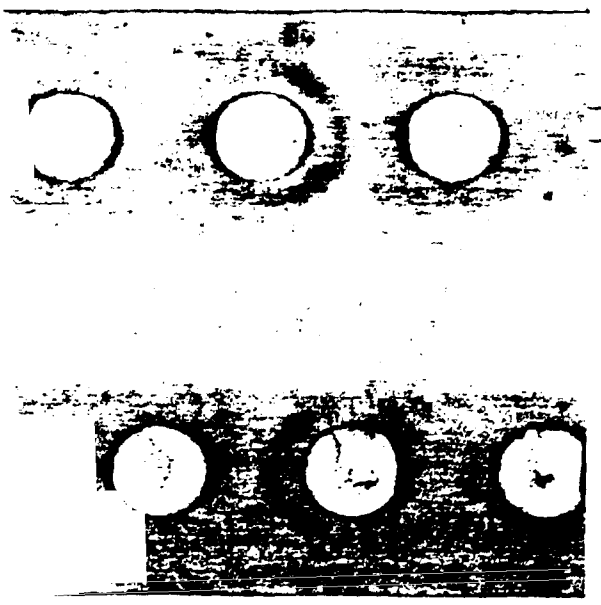
BOOK 8562 PAGE 576

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	43900.00
CON TX	162.43
PRFEE	1.00
WDEED	6.00
TOTAL	169.43
CHECK	169.43

03/02/92 01 10:58 0001 1974



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88393

IDENTIF. TREFERENCE

MAR 2 10 58 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 506478