ADDRESS OF NEW OWNER:
Ben C. Fordham
5039 Hillsboro Road
Unit 178
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Same

MAP: 131-5-A

PARCEL: 178C0

SUBSTITUTE TRUSTEE'S DEED

BOOK 8614 PAGE 657

THIS INSTRUMENT is made and entered into this 29th day of April, 19 92, by and between KENNETH M. BALLEW, SUBSTITUTE TRUSTEE, appointed SUBSTITUTE TRUSTEE by instrument of record in BOOK 8556, PAGE 621, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Benjamin C. Fordham, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated April 27, 1983, and of record in BOOK 6048, PAGE 717, in the Register's Office for Davidson County, Tennessee, William Robinson Carroll and wife, Sherrie Gay Carroll conveyed to LEADER ENTERPRISES, INC., TRUSTEE, to secure to Leader Federal Savings and Loan Association, the payment of one note in the amount of SEVENTY-SEVEN THOUSAND, EIGHT HUNDRED, AND NO/100--- --------- $*** 77,800.00; and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by the said DEED OF TRUST, the PARTY OF THE FIRST PART did, by publication in The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the south door of the Court House in Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to Benjamin C. Fordham, at the price of $***89,500.00 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***89,500.00, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract or tracts of land, to wit:

LAND in Davidson County, Tennessee, being a part of the Plan of Jefferson Square Section One, Condominium Apartments, as of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, the part hereby described being:

UNIT No. Q-178 on said Plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Jefferson Square, Section One, Condominium.

BEING the same property conveyed to Sherrie Layne Gay Carroll by divorce decree from William Robinson Carroll of record in Book 6803, page 517, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any.

AND PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does hereby transfer, assign and set over unto PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid DEED OF TRUST and does hereby warrant the title as fully as he is authorized to do as SUBSTITUTE TRUSTEE but not further or otherwise. WITNESS MY HAND this the 29th day of April, 19 92.

BY: _____

KENNETH M. BALLEW
SUBSTITUTE TRUSTEE

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 Kenneth M. Ballew, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April 1992.

My Commission Expires:
5/28/95

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transaction, whichever is greater, is $*** 89,500.00.

AFFIANT

5737 04/30 0101 03CHECK 341.15

Subscribed to or sworn to before me this 29th day of April 19 92.

My Commission Expires:
5/28/95

Notary Public

PREPARED BY:
Walt, Dyer & James, Attorneys
Suite 130, One Burton Hills Blvd.
Nashville, Tennessee 37215

U 6 2 9 7

IDENTIF. REFERENCE

APR 30 3 [illegible] '92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8614 PAGE 660

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 9.00
TOTAL 341.15
CHECK 341.15

04/30/92 01 15:37 0001 5737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06297

IDENTIF. REFERENCE

APR 30 3 38 PM '92

DAVIDSON COUNTY, TN.

No. 526513