THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

TENNESSEE FHA

NAME: John W. Griffin
S&K#: 92-0339
LOAN#: 021229-4
FHA#: 483-096295

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 26, 1984, recorded in Book 6284, Page 200, Register's Office of Davidson County, Tennessee, John W. Griffin and wife, Marsha M. Griffin, conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8574, page 767, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, JUNE 10, 1992**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to BancBoston Mortgage Corporation, whose address is P. O. Box 44090, Jacksonville, Florida, at and for the sum of $41,833.82, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by BancBoston Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone-Lot Division of Town Park Estates-Lot 2, of record in Plat Book 5800, page 212 as amended in Plat Book 6200, page 14, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 6284, Page 200, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6284, Page 200, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6067, page 487, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, June 10, 1992.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

WITNESS my hand and Notarial Seal at Office the 10th day of June, 1992.

Debbie J. Hearn
Notary Public

My Commission Expires 8-1-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $41,833.82 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on June 10, 1992.

Debbie J. Hearn
Notary Public

My Commission Expires 8-1-96

PROPERTY ADDRESS: 356 Ladybird Drive, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BancBoston Mortgage Corporation
P.O. Box 44090
Jacksonville, FL 32231

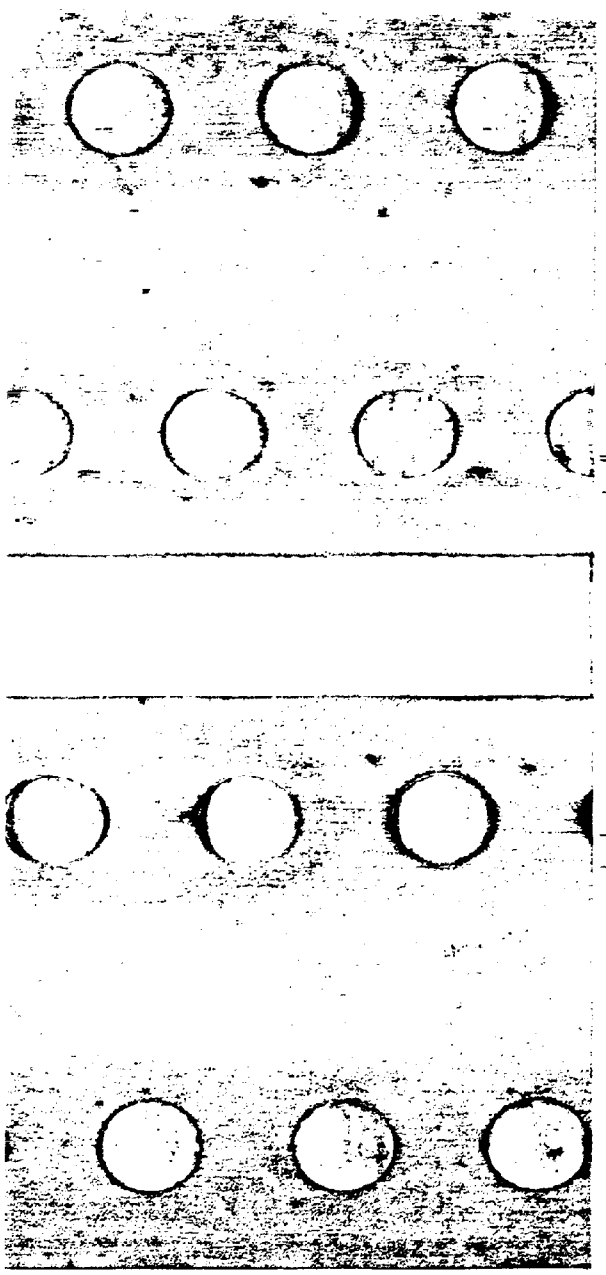
S & K # 92-0339

Map & Parcel - 135-5-84

19551

IDENTIF. [illegible] JUN 15 1 53 PM '92

1487 06/15 0101 03CHECK 161.66



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

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 371

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 41833.82
CON TX 154.66
PRFEE 1.00
WDEED 6.00
TOTAL 161.66
CHECK 161.66
06/15/92 01 13:49 0001 1487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19551

IDENTIF. REFERENCE

JUN 15 1 53 PM '92

No. 541233