ADDRESS OF NEW OWNER:
Federal Home Loan Mortgage Corporation
c/o Leader Federal Bank for Savings
P. O. Box 1860
Memphis, Tennessee 38101-1860

SEND TAX BILLS TO:
same

MAP:96-11-

PARCEL: 142

BOOK 8674 PAGE 519

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into this 13th day of July, 19 92, by and between KENNETH M. BALLEW, SUBSTITUTE TRUSTEE, appointed SUBSTITUTE TRUSTEE by instrument of record in BOOK 8648, PAGE 766, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Federal Home Loan Mortgage Corporation, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated February 25, 1988, and of record in BOOK 7478, PAGE 565, in the Register's Office for Davidson County, Tennessee, Patrick S. McGinnis and wife, Andrea J. McGinnis conveyed to LEADER ENTERPRISES, INC., TRUSTEE, to secure to Leader Federal Mortgage, Inc., the payment of one note in the amount of SIXTY-THREE THOUSAND, FIVE HUNDRED, FIFTY DOLLARS & NO/100--- $*** 63,550.00; 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 Federal Home Loan Mortgage Corporation, at the price of $*** 55,000.00 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***55,000.00, 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 Lot No. 62 on the Plan of Hickory Bend, Section 1, as of record in Plat Book 3300, page 38, 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 Patrick S. McGinnis and wife, Andrea J. McGinnis by deed from William W. Middleton and wife, Linda C. Middleton of record in Book 7478, page 562, 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 13th day of July, 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 13th day of July, 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 $*** 55,000.00.

AFFIANT

Subscribed to or sworn to before me this 13th day of July, 1992 19____.

My Commission Expires:
5/28/95

Notary Public

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

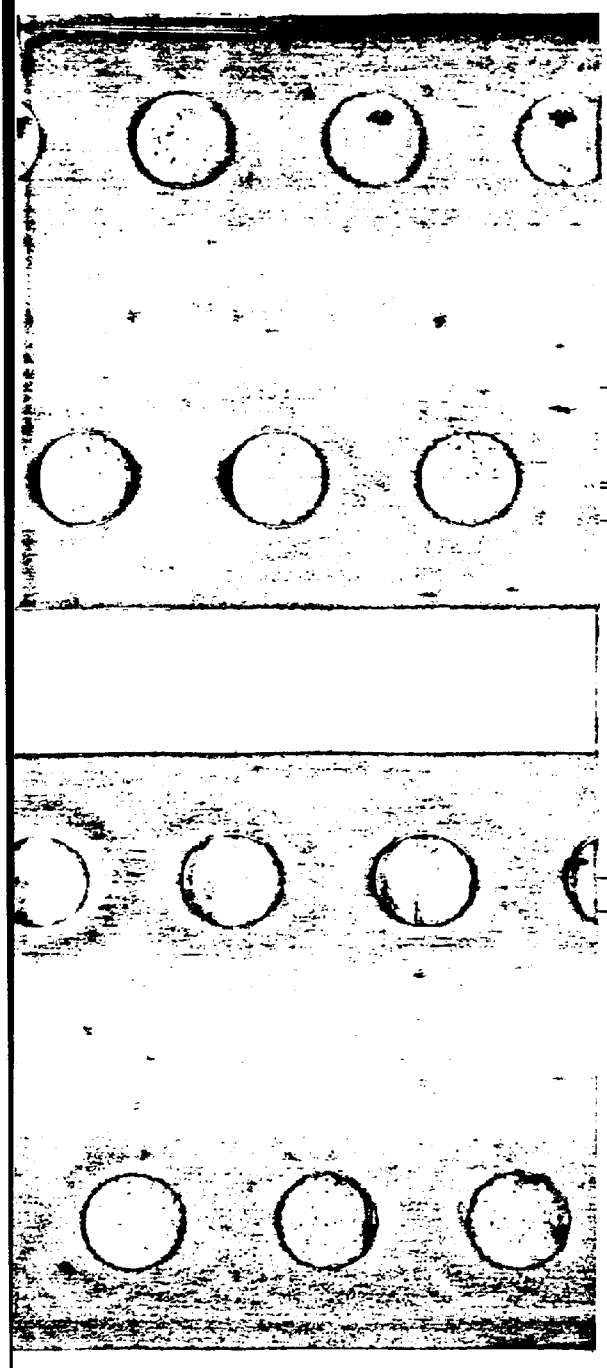
27099

IDENTIF. TREFERENCE

JUL 13 1 36 PM '92

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY TN.

5013 07/13 0101 03CHECK 216.50



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

RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 522

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50
07/13/92 01 13:36 0001 5013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27099

IDENTIF. REFERENCE

JUL 13 1 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 549762