FILE BOX 61

BOOK 8679 PAGE 419

ADDRESS OF NEW OWNER: Shearson Lehman, c/o Security Pacific National Bank
P. O. Box 1860
Memphis, Tennessee 38101-1860

SEND TAX BILLS TO: same

MAP: 104-11-K

PARCEL: 7CO

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into this 20th day of July, 19 92, by and between KENNETH M. BALLEW, SUBSTITUTE TRUSTEE, appointed SUBSTITUTE TRUSTEE by instrument of record in BOOK 8649, PAGE 971, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Shearson Lehman, c/o Security Pacific National Bank, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated June 27, 1986, and of record in BOOK 6911, PAGE 227*, in the Register's Office for Davidson County, Tennessee, Angela J. Thomas, unmarried

*and re-recorded in Book 6925, page 717

conveyed to LEADER ENTERPRISES, INC., TRUSTEE, to secure to Leader Federal Mortgage, Inc., the payment of one note in the amount of FIFTY-TWO THOUSAND, TWO HUNDRED DOLLARS AND NO/100---------$*** 52,200.00; 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 Shearson Lehman c/o Security Pacific National Bank at the price of $***43,436.91 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $*** 43,436.91, 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 Unit No. 9 on the Plan of Fairfax Square, a Horizontal Property Regime, as established by a Master Deed of record in Book 6506, page 1, the Plat of which is found of record in Book 6506, pages 42, 43 and 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Angela J. Thomas, unmarried, by deed from Fairfax Square of record in Book 6911, page 237, 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 20th day of July, 19 92.

BY: _____
KENNETH M. BALLEW
SUBSTITUTE TRUSTEE

28874

IDENTIF. TREFERENCE

JUL 20 12 32 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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 20th day of July, 19 92.

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 $*** 43,436.91.

AFFIANT

Subscribed to or sworn to before me this 20th day of July, 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

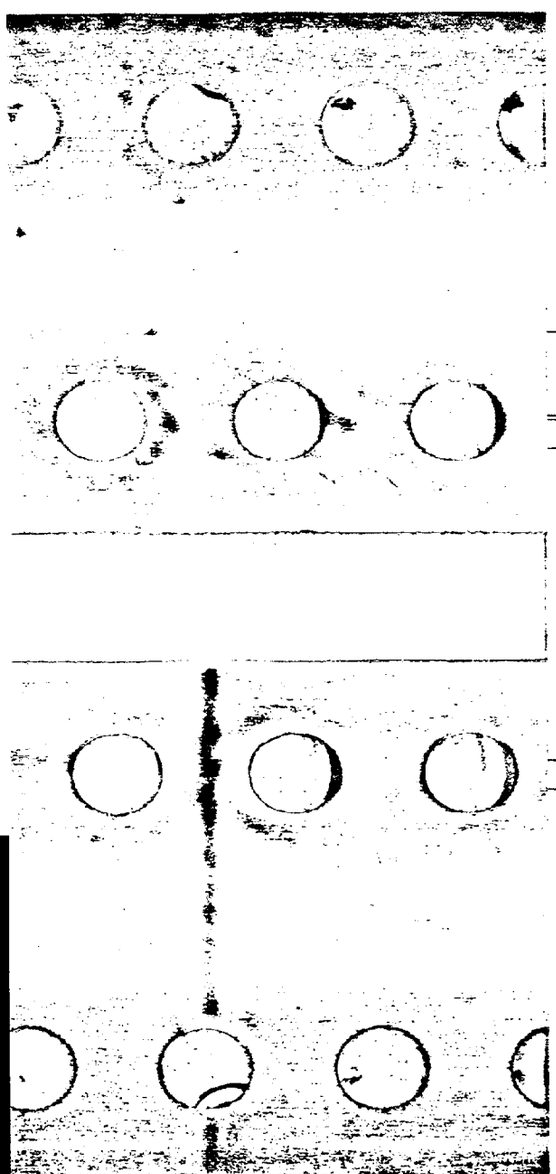
7043 07/20 0101 03CHECK 173.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8679 PAGE 422

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 43436.91
				CON TX 160.58
				PRFEE 1.00
				WDEED 12.00
				TOTAL 173.58
				CHECK 173.58
			07/20/92 01	12:33 0001 7043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28874

IDENTIF. TREFERENCE

JUL 20 12 32 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 551764