ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
NationsBanc Financial Services Corp. AMRESCO P.O. Box 33216 Charlotte, NC 28233 ATTN: Larry Furr	Same	Ingram & Lowe Attorneys 405 A Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

BOOK 8713 PAGE 684

WHEREAS, by Deed of Trust dated February 28, 1989, of record in Book 7782, Page 279, Register's Office for Davidson County, Tennessee, Eleanor Stoller and husband, Lee Stoller, conveyed certain real property therein described to Pro Title Services, Inc., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 1, 1992, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Pro Title Services Inc., pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8666, Page 941, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on July 23, 1992, and thereafter on July 30, and August 6, 1992, which notice of sale advertised the sale of the property hereinafter described for August 14, 1992, at 1:00 P.M.; and

WHEREAS, on August 14, 1992 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Two Hundred Twenty Eight Thousand Five Hundred Sixteen and 90/100 Dollars ($228,516.90), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto NationsBanc Finacial Services Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Tract 1: Being Lot No. 6 of Block "I" on the plan of Forest Park Subdivision at Madison, TN, as of record in book 843, page 44, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the southerly side of Oak Street and runs back between parallel lines 291 feet to a dead line.

Tract 2: Land in Davidson County, TN, being Lot No. 7 of Block "I", on the

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IDENTIFICATION REFERENCE

AUG 28 11 30 AM '92

A.A. WILSON II REG.S.D.C.
DAVIDSON COUNTY, TN

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map of Forest Park Subdivision, as of record in Book 843, page 44, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the south side of Oak Street and runs back between parallel line 291 feet to a dead line.

Tract 3: Land in Davidson County, TN, being Lot No. 8 of Block "I" on the map of Forest Park of record in Book 843, page 44, Register's Office for said County. Said Lot fronts 50 feet on the South side of Oak Street and runs back between parallel lines, 291 feet to a dead line.

Being the same property conveyed to Eleanor Stoller by deed from Lee Stoller Enterprises, Inc. dated March 4, 1983, of record in Book 6015, page 947, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said NationsBanc Financial Services Corporation, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 20th day of August, 1992.

Ingram & Lowe Attorneys
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 1992, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Nancy W. Lowe
Notary Public

My commission expires: 3-23-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $228,516.90. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 20th day of August, 1992.

Nancy W. Lowe
Notary Public

My commission expires: 3-23-96

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

RECEIVED OF _____

FOR _____

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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 228516.90
CON TX 845.45
PRFEE 1.00
WDFEE 8.00
TOTAL 854.45
CHECK 854.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/92 01 11:40 0001 4896

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IDENTIFICATION REFERENCE

AUG 28 11 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564621