BOOK 8738 PAGE 571

This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Mundaca Investment Corporation	Same	155-15A-#142
416 Wilson Pike Circle		155-15A-#143
Brentwood, Tennessee 37027		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated May 10, 1989, executed by Les Austin Homes Limited Partnership ("Austin Homes"), to Leon Sharber, TRUSTEE, which is recorded in Book 7838, page 812, Register's Office for Davidson County, Tennessee, to which reference is here made; and

WHEREAS, on August 10, 1992, for value received, Resolution Trust Corporation as Receiver for Great American Savings and Loan Association, F. A., granted, bargained, sold, transferred, conveyed, and assigned without recourse, all of its right, title and interest in and to that certain Deed of Trust, dated May 10, 1989, from LES AUSTIN HOMES LIMITED PARTNERSHIP ("AUSTIN HOMES"), to Leon Sharber, of record in Book 7838, Pages 812 through 814, Register's Office for Davidson County, Tennessee, together with the indebtedness thereby secured and all of the right, title and interest of Resolution Trust Corporation as Receiver for Great American Savings and Loan Association, F. A., in and to the property therein described to MUNDACA INVESTMENT CORPORATION; and

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, by giving twenty one (21) days notice by three (3) successive weekly publishing appearing in The Nashville Record, a newspaper publishing and circulated in Davidson County, Tennessee advertising that said property would be sold at 10:15 a.m., prevailing time, on September 18, 1992 at the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Richard Manson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) by MUNDACA INVESTMENT CORPORATION hereinafter referred to as the "Grantee" and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lots 142 and 143 on the Plan of Stonemeade, Section I of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.
>
> Being the same property conveyed to Les Austin Homes Limited Partnership, a Tennessee limited partnership, its successors and assigns, by deed from Stonemeade Associates Limited Partnership, of record in Book 7838, page 808, said Register's Office.

The right is reserved to adjourn the day of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to the rights of the United States to redeem land and/or is subject to the right of the State of Tennessee to redeem the land. Any notices and responses to the United States and/or the State of Tennessee, if any, shall be attached to this deed as exhibit(s). This sale is also subject to any matter that an accurate survey of the premises might disclose.

This the 21st day of September, 1992.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 1992.

Erma Petway
Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$200,000.00.

Affiant

Subscribed and sworn to before me on this 21st day of September 1992.

Erma Petway
Notary Public

My Commission Expires: 3/26/94

48908

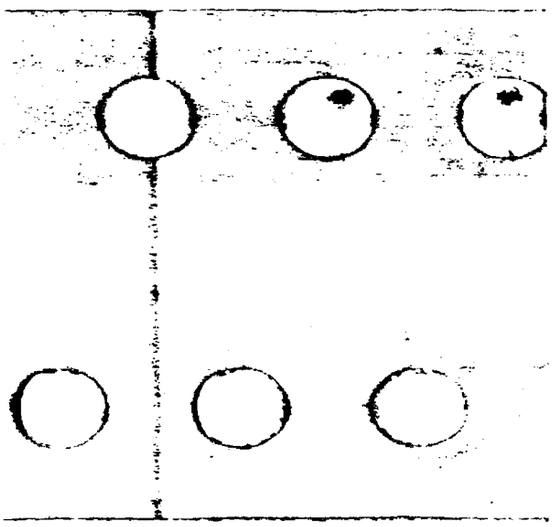
IDENTIFICATION REFERENCE

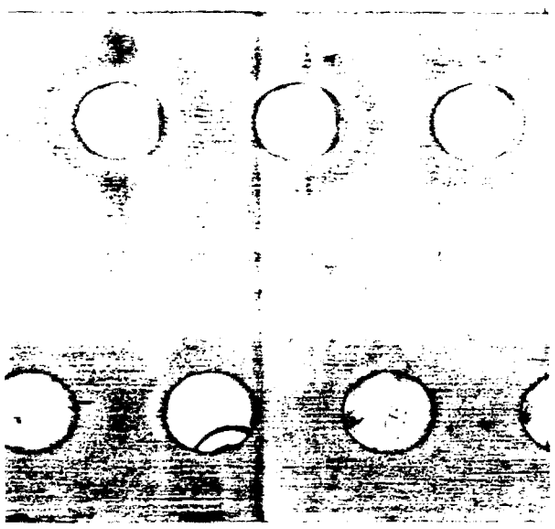
SEP 25 1 42 PM '92

DAVIDSON COUNTY, TN

greame\lease.austin.td

0180 09/25 0101 03CHECK 753.00





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 200000.00
				CON TX 740.00
				PRFEE 1.00
				MISC 12.00
				TOTAL 753.00
				CHECK 753.00
09/25/92	01			13:43 0001 01B0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48906

IDENTIFICATION REFERENCE

SEP 25 1 12 PM '92

DAVIDSON COUNTY, TN

No. 573778