86-7
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TRUSTEE'S DEED BOOK 8757 PAGE 263

WHEREAS, by Deed of Trust dated April 29, 1988, and recorded in Book 7534, Page 473, Register's Office of Davidson County, Tennessee, John James Stewart and wife, Christine McFarlane Stewart, conveyed to Thomas R. James, Trustee the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; 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 of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 8th day of October, 1992, at the front door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in the said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, Home Savings of America, FSB, being the highest and best bidder became the purchasers of said property.

NOW, THEREFORE, in consideration of the premises, the undersigned, Thomas R. James, as Trustee, does hereby grant, bargain, sell and convey to the said Home Savings of America, FSB, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Lot No. 80 on the Plan of Jackson's Retreat, Phase II, of record in Book 5200, Page 673, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the property described in Deed of record in Book 8322, Page 766, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, including 1992 County taxes; and to all restrictions, building lines, easements and uncumberances of record, including Book 5200, Page 673, and to all easements of record.

The undersigned hereby warrants the title to the above-described property against the lawful claims of all persons claiming the same by, through or under the undersigned, but not further or otherwise.

IN WITNESS WHEREOF, Thomas R. James, as Trustee, has caused this instrument to be executed this the 9th day of October, 1992.

54946

RECEIVED FOR REFERENCE
OCT 15 9 59 AM '92
DAVIDSON COUNTY, TN

Thomas R. James, trustee
Thomas R. James, Trustee

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of October, 1992, personally appeared before me, the undersigned, a Notary Public, Thomas R. James, Trustee, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day and year above written.

Notary Public

HOLLY J. PAIGE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires:
My Commission Expires May 23, 1995

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value of the property is $74,024.29.

Affiant

Subscribed and sworn to before me this 9th day of October, 1992.

Notary Public

My Commission Expires:
My Commission Expires May 23, 1995

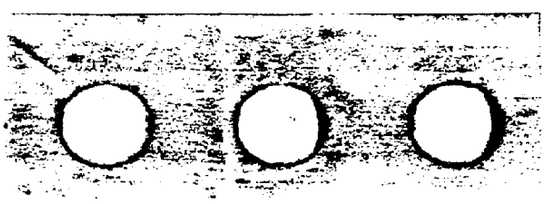
HOLLY J. PAIGE NOTARY PUBLIC SHELBY COUNTY, TENN.

This Instrument Prepared By:
Thomas R. James
WALT, DYER AND JAMES
5100 Wheelis Drive, Suite #100
Memphis, TN 38117

Property Address:
1228 Jackson's Hill Road
Hermitage, TN 37076

Send tax bills to:
Home Savings of America, FSB
Post Office Box 60020
City of Industry, CA 91706-0020

0788 10/15 0101 03CHECK 282.89

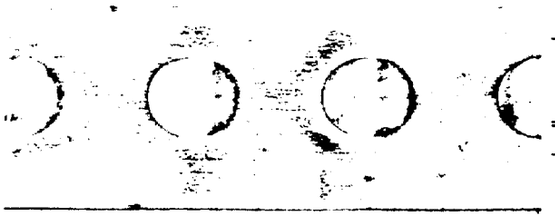


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8757 PAGE 265



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 74024.29
				CON TX 273.89
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.89
				CHECK 282.89
			10/15/92 01	08:55 0001 0788



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54946

IDENTIFICATION REFERENCE

OCT 15 8 54 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 580279