This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Resolution Trust Corporation
Colony Square, Bldg. 100
Suite 2300
P. O. Box 68
Atlanta, GA 30361

Map and Parcel
96-5-49

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated August 28, 1986, to Attorneys Title Company, Inc., Trustee, executed by John L. Smithson, Jr. and wife, Regina R. Smithson and Troy D. Ratcliff and wife, Gladys Jean Ratcliff, as same appears of record in Book 6966, page 178, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Attorneys Title Company, Inc., as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8674, page 467 , Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on July 16, 1992, and subsequent insertions appearing on July 23, 1992, and July 30, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 7, 1992, at 11:05 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A. at and for the sum of Forty Five Thousand Nine Hundred Twenty and no/100 ($45,920.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., its successors and assigns, 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:

Land in Davidson County, Tennessee, being a part of the Plan of Cameron Park Office Center, Condominium Offices, as of

record in Book 6200, page 49, Register's Office for Davidson County, Tennessee, the part hereby described being:

Being Building B, Unit No. B4U (Parcel No. 49) on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Cameron Park Office Center.

Being the same property conveyed to John L. Smithson, Jr. and wife, Regina S. Smithson and Troy D. Ratcliff and wife, Gladys Jean Ratcliff by deed from Cameron Park Development Company, a partnership composed of Terry C. Reeves and Diane D. Reeves, of record in Book 6966, page 175, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8115, page 576, said Register's Office, Troy D. Ratcliff and wife, Gladys Jean Ratcliff conveyed their interest in said Unit to John L. Smithson, Jr. and wife, Regina R. Smithson.

This is improved property known as 211 Donelson Pike, Unit B4U, Nashville, Tennessee (May also be known as Unit U-209).

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., its successors and assigns, in fee simple forever. The said Jean P. Shearer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 3rd day of November, 1992.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of November, 1992.

Vicki A. Jones
NOTARY PUBLIC

My commission expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 8777 PAGE 110

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $45,920.00.

Joan P. Shearer
Affiant

Sworn to and subscribed before me,
this 3rd day of November, 1992.

Notary Public

My commission expires: 9-16-95

6 1 1 8 4

IDENTIFICATION REFERENCE

NOV 4 3 26 PM '92

WILLIAM Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

329 11/04 0101 03CHECK 12.00

5:MJP1103923.jp