Box 39 JPS

BOOK 8839 PAGE 533

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, Building 100
Suite 2300
P. O. Box 68
Atlanta, GA 30361

Map and Parcel
104-09G-51.00

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 December 29, 1986, to Glenn L. Lawrence, Trustee, executed by Anthony D. Giarratana, as same appears of record in Book 7110, page 474, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Glenn L. Lawrence, 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 8811, page 630, 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 December 17, 1992, and subsequent insertions appearing on December 24, 1992, and December 31, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 8, 1993, 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 Sixty Thousand One Hundred Sixteen and 30/100 ($60,116.00) 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 Unit No. 51, located on the upper floor of Building No. D, Park Circle Condominiums, as of record in Book 6809, pages 610 through 620, along with 1.96078% undivided interest in the common elements thereto, as set forth in the Master Deed and By-Laws for Park Circle Condominiums as of record in Book 6809, pages 569 and following.
>
> Being the same property conveyed to Anthony D. Giarratana, unmarried, by deed from Marshall I. Karr, Trustee, of record in Book 7110, page 471, Register's Office for Davidson County, Tennessee.

This is improved property known as 150 Park Circle, Unit No. 51, Building D. Nashville, Tennessee.

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 8th day of January, 1993.

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 8th day of January, 1993.

Vicki A. Jones
NOTARY PUBLIC

My commission expires: 9-16-95

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $60,116.30.

Jean P. Shearer
Affiant

Sworn to and subscribed before me, this 8th day of January, 1993.

Vicki A. Jones
Notary Public

My commission expires: 9-16-95

82250

IDENTIFT REFERENCE

JAN 13 10 54 AM '93

DAVIDSON COUNTY, TN