THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman
Attorney at Law
142 North Third Street
Third Floor
Memphis, Tennessee 38103
(901) 525-6278

150-2
394

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 29th day of November, 1985, and recorded in the Register's Office of Davidson County, Tennessee, at Book 6726, Page 895, Marion Thurman and wife, Eva M. Thurman, conveyed to Edward Seddon, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, GERALDINE YVONNE McCALLISTER assumed the obligations of said Deed of Trust at Warranty Deed of record at Book 6683, Page 438, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 8680, Page 107, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 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 said sale was appointed to be held on the 28th day of January, 1993, at the Court House of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale VICTORIA MORTGAGE CORP., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $71,542.13, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said VICTORIA MORTGAGE CORP. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said VICTORIA MORTGAGE CORP. as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot No. 37-B, Zone Lot Division Los 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 & 45, Harbor Gate, Section One of record in Plat Book 6250, Page 638 amending Plat Book 5200, Page 712, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said

VICTORIA MORTGAGE CORP. as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 28th day of January, 1993.

Randall J. Fishman
Substitute Trustee

2452 02/10 0101 03CHECK 345.55

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 28th day of January, 1993, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known 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.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:

Property Address: 814 Lake Terrace Drive, Nashville, TN 37217

Mail Tax Notices to: Victoria Mortgage Corp., 3737 Perrin Central, San Antonio, Texas 78217

File No. (RJF 920717)

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $71,542.13, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 28th day of January, 1993.

Notary Public

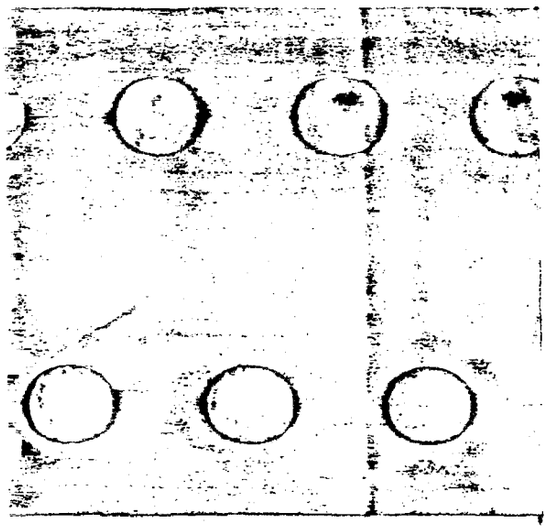
My Commission Expires:

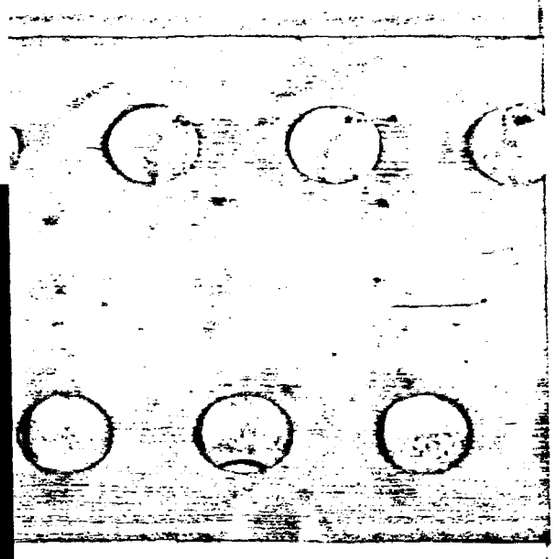
9.1.2.4.7.

IDENTIFICATION REFERENCE

FEB 10 9 39 AM '93

KAY C. WILSON REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8862 PAGE 583

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 71542.13
CON TX 264.55
PRFEE 1.00
WDEED 80.00
~~TOTAL~~ ~~[illegible]~~
~~CHECK~~ ~~[illegible]~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/93 01 ~~09:38~~ 0001 2452

9 1 2 4 7

IDENTIFICATION REFERENCE

FEB 10 9 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VOID
WDEED 80.00
WDEED 8.00
~~TOTAL~~ ~~[illegible]~~
~~CHECK~~ ~~[illegible]~~

02/10/93 01 09:38 0001 2453

TOTAL 273.55

No. 620104