THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124-1155

NAME: Michael R. Mast and Penny M. Adams
S&K#: 92-1639
LOAN#: 0240008870

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated Septeember 14, 1988, recorded in Book 7661, Page 820, Register's Office of Davidson County, Tennessee, Michael R. Mast and Penny M. Adams, both unmarried, conveyed to W. Rodney Clement, Jr., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8839, Page 567, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to he held on **WEDNESDAY, MARCH 3, 1993**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 time the said property was struck off and sold to Mortgage Properties Corporation c/o G.E. Capital Asset Management Corporation, whose address is 10777 Westheimer, Suite 750, Houston, TX 77042, at and for the sum of $30,314.50, that being the highest and best bid offered; 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 the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Mortgage Properties Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mortgage Properties Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennesssee being land in Davidson County, Tennessee, Lot No. 19, on the Plan of Mullen Valley, Phase II, of record in Book 6250, Page 477, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed recorded in Book 7661, Page 820, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7661, Page 820, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in

Book 7661, Page 817, Register's Office for Davidson, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mortgage Properties Corporation, its successors and assigns, in fee simple forever, to whom the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on the date written below.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc. the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the named of the corporation by himself as president.

WITNESS my hand and Notarial Seal at Office the 4th day of March, 1993.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
SHELBY COUNTY, TN
My Commission Expires 8-26-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $30,314.50, 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 on the date written above.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
SHELBY COUNTY, TN
My Commission Expires 8-26-96

PROPERTY ADDRESS: 2141 Mullen Circle, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Properties Corporation
c/o G.E. Captital Asset Management Corporation
10777 Westheimer, Suite 750
Houston, TX 77042

S & K #:92-1639
Map & Parcel - 149-01A-019-CO

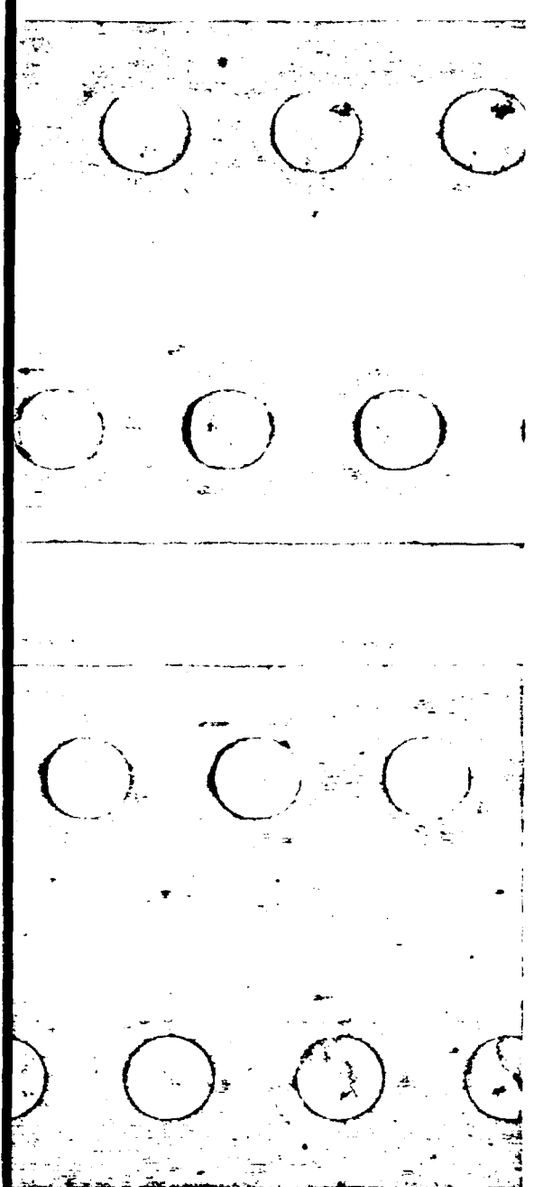
98010

IDENTIFICATION REFERENCE

MAR 5 1 23 PM '93

DAVIDSON COUNTY, TN

1987 03/05 0101 03CHECK 121.11



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8881 PAGE 646

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
			CPM	303[illegible].50
			CON TX	112.11
			PRFEE	1.00
			WDEED	8.00
			TOTAL	121.11
			CHECK	121.11
		[illegible] 93	01	13:22 0002 9837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98.01-0

IDENTIFICATION REFERENCE

MAR 5 1 23 PM '93

[illegible]
DAVIDSON COUNTY, TN

No. 027449