THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & MARSOCH
P. O. BOX [illegible]
NEPTUNE, NJ 07754-1555

NAME: Morline A. Bell
S&K#: 92-1235
LOAN#: 1662568

SUBSTITUTE TRUSTEE'S DEED BOOK 8891 PAGE 936

WHEREAS, by Deed of Trust dated May 2, 1988, recorded in Book 7534, Page 583, Register's Office of Davidson County, Tennessee, Joe M. Starks and Marva R. Starks, husband and wife, conveyed to Michael T. Bates, 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 8845, Page 408, 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 17, 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 State Street Bank and Trust Company, as Trustee, whose address is c/o Ryland Mortgage Company, 6700 Southpoint Pkwy., Suite 500, Jacksonville, FL 32216, at and for the sum of $50,090.00, 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 State Street Bank and Trust Company, as Trustee, 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 State Street Bank and Trust Company, as Trustee, 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, Tennessee, being Lot No. 19 on the map of J. J. Pates Subdivision of Lots 9, 10, 11, 12, 20, 21, 22, & 23 of G. T. Sheegog's Subdivision, of record in Book 843, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7534, Page 583, 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 7534, Page 583, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8108, Page 49, 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 State Street Bank and Trust Company, as Trustee, 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 19th 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 $50,090.00, 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: 1812 County Hospital Road, Nashville, TN 37218

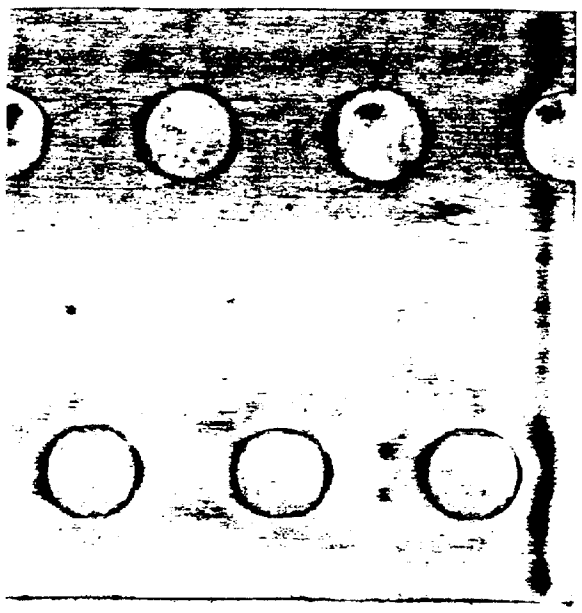
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
State Street Bank and Trust Company, as Trustee
c/o Ryland Mortgage Company
6700 Southpoint Pkwy., Suite 500
Jacksonville, FL 32216

S & K #:92-1235
Map & Parcel - 69-16-189

01750

MAR 19 1 15 PM '93

4088 03/19 0101 03CHECK 194.37



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

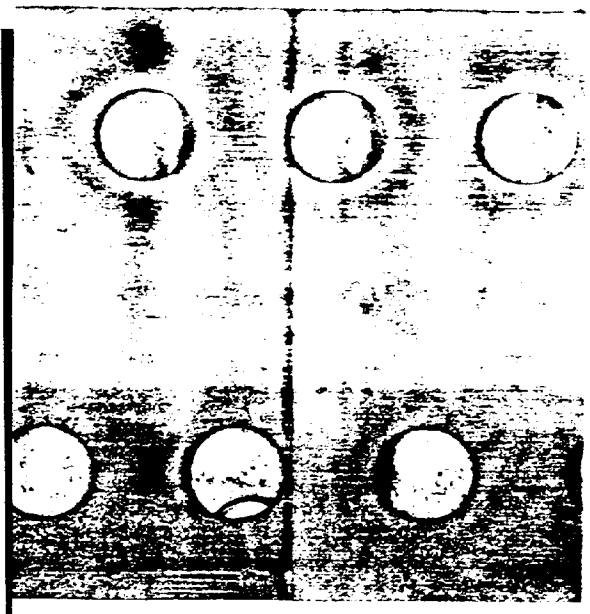
FOR _____

BOOK 8891 PAGE 938

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	50090.00
			CON TX	185.37
			PRFEE	1.00
			WDEED	8.00
			TOTAL	194.37

CHECK 194.37
03/19/93 01 13:14 0001 4088



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175

IDENTIFICATION REFERENCE

MAR 19 1 15 PM '93

DAVIDSON COUNTY

No. 631591