BOOK 8904 PAGE 816

Tennessee

Ronald E. Goodman
NBMC #326831-5
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 1990, and recorded in Book 8226, Page 707 in the Register's Office of Davidson County, Tennessee, Ronald E. Goodman and wife, Trenetra L. Goodman, conveyed to Nan M. Sexton and Evelyn Z. Binkley, Trustee(s), 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 8871, Page 66 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on March 24, 1993, at the main (south) door of the Courthouse 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 NationsBanc Mortgage Corporation, a corporation whose address is P.O. Box 353, Louisville, Kentucky 40201 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-five Thousand and no/100 Dollars; 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 NationsBanc Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NationsBanc Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Being Unit 164 of the Condominium Plat, Brooke Castle Planned Unit Development, plan of record in Plat Book 6250, Page 627 and by Surveyor's Certificate of Correction of record in Book 6680, Page 905 and rerecorded in Book 6727, Page 762 all of record in the Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Ronald E. Goodman and Trenetra L. Goodman obtained title to the above referenced real estate by Deed of record in Book 8226, Page 704, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 NationsBanc Mortgage Corporation, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	44,257.10
	$45,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on March 24, 1993 hereunto set his hand and seal.

Arnold M. Weiss

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 24, 1993 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Dixie K. Chambers

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JAN. 19, 1997

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
164 Brook Castle Drive,
Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201

Mortgagee: None

Mail to

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

APR 2 9 19 AM '93
ELVA Z. SONTI REGISTER
DAVIDSON COUNTY, TN

1257 04/02 0101 03CHECK 175.50

IDENTIFICATION REFERENCE:

05836

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,000.00

Arnold M. Weiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1993

Dixie K. Chambers
Notary Public

MY COMMISSION EXPIRES JAN. 19, 1997

MY COMMISSION EXPIRES



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

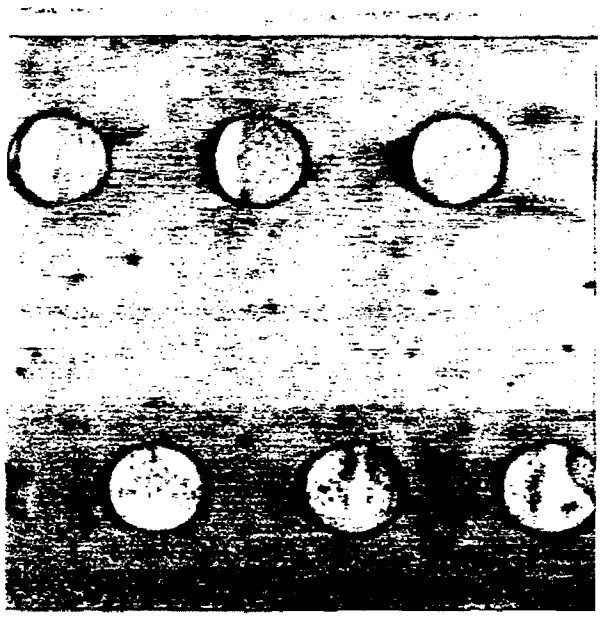
RECEIVED OF _____

FOR _____

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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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
04/02/93	01		09:18 0001	1257



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05836

IDENTIFICATION REFERENCE

APR 2 9 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.636069