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

BOOK 8934 PAGE 799

NAME: Richard Boyette
S&K#: 93-0069
LOAN#: 094161260

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 18, 1987, recorded in Book 7431, Page 168, Register's Office of Davidson County, Tennessee, Richard L. Boyette, conveyed to Arnold M. Weiss, 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 8870, Page 88, 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, APRIL 28, 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 Bank of America, whose address is c/o Sears Mortgage Corporation, P.O. Box 986, Vernon Hills, IL 60061, at and for the sum of $202,149.93, 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 Bank of America, 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 Bank of America, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Brentwood, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, TN, being land in Davidson County, TN, more particularly described as follows:

Lot No. 42 on Plat of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7431, Page 168, 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 7431, Page 168, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7431, Page 165, 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 Bank of America, 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 29th day of April, 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 $202,149.93, 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: 5517 Hearthstone Lane, Brentwood, TN 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of America
c/o Sears Mortgage Corporation
P.O. Box 986
Vernon Hills, IL 60061

S & K #:93-0069
Map & Parcel - 160-11-A-42CO

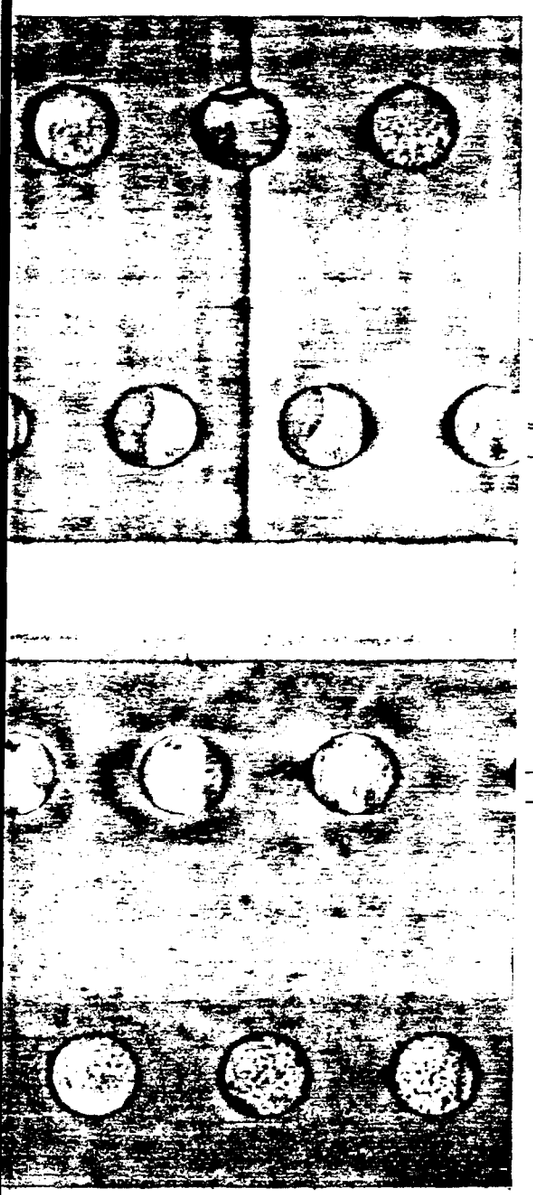
15434

IDENTIFICATION REFERENCE

MAY 3 2 19 PM '93

DAVIDSON COUNTY, TN

8487 05/03 0101 03CHECK 756.77



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
				AMT
				202149.93
				CON TX 747.77
				PRFEE 1.00
				WDEED 8.00
				TOTAL 756.77
				CHECK 756.77
			05/03/93 01	14:17 0001 8487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15434

IDENTIFICATION REFERENCE

MAY 3 2 19 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 646629