INSTRUMENT PREPARED BY AND RETURN TO
OFFICES OF SHAPIRO & KIRSCH
BOX 241155
MPHIS, TN 38124 1155

BOOK 9011 PAGE 929

NAME: James B. Jackson
S&K#: 93-0308
LOAN#: 357799

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 31, 1989, recorded in Book 7854, Page 519, Register's Office of Davidson County, Tennessee, James Bruce Jackson and wife, Teresa Jan Jackson, conveyed to Daniel B. Kanaby, 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 8922, Page 887, 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 be held on **WEDNESDAY, JULY 7, 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 Bankers Trust Company of California, N.A. as Trustee under that certain Pooling & Servicing Agreement dated as of April 1, 1992 for RTC Mortgage Pass through Certificate Series 1992-6., whose address is c/o Standard Federal Savings Bank, P. O. Box 9481, Gaithersburg, MD 20898, at and for the sum of $38,250.00, 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 Bankers Trust Company of California, N.A. as Trustee under that certain Pooling & Servicing Agreement dated as of April 1, 1992 for RTC Mortgage Pass through Certificate Series 1992-6., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Bankers Trust Company of California, N.A. as Trustee under that certain Pooling & Servicing Agreement dated as of April 1, 1992 for RTC Mortgage Pass through Certificate Series 1992-6., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being a certain condominium unit described as follows: Unit No. 101, on a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, according to the Master Deed of record in Book 7466, page 438, as amended in Book 7717, page 82, and more particularly described in Plat Book 6900, Page 573, in the Register's Office, Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7854, Page 519, 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 7854, Page 519, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7854, Page 516 and in Book 8290, Page 601, Register's Office for Davidson County, 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 Bankers Trust Company of California, N.A. as Trustee under that certain Pooling & Servicing Agreement dated as of April 1, 1992 for RTC Mortgage Pass through Certificate Series 1992-6., its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of July, 1993, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
STATE OF TENNESSEE
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 $38,250.00, 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
STATE OF TENNESSEE
My Commission Expires 8-26-96

PROPERTY ADDRESS: 101 Laurel Hill Drive, Old Hickory, Tennessee 37138

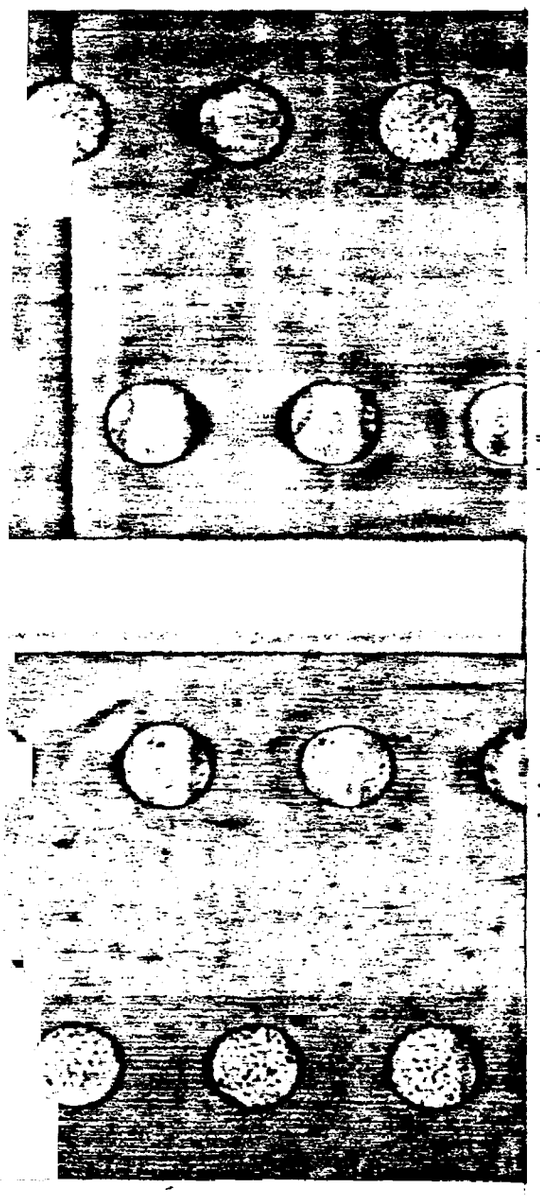
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bankers Trust Company of California, N.A. as Trustee under that certain Pooling & Servicing Agreement dated as of April 1, 1992 for RTC Mortgage Pass through Certificate Series 1992-6.
c/o Standard Federal Savings Bank
P. O. Box 9481
Gaithersburg, MD 20898

S & K #:93-0308 Map & Parcel - 64-13-B-48CO

93 JUL 12 PM 1:29
WILLIAM R. WILKINS II REGISTER
DAVIDSON COUNTY TN.

40161
IDENTIF. ↑ REFERENCE

2920 07/12/93 0101 03CHECK 150.34



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9011 PAGE 931

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 38250.00
				CON TX 141.34
				PRFEE 1.00
				WDEED 8.00
				TOTAL 150.34
				CHECK 150.34
			07/12/93 01	13:29 0001 2920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40161
IDENTIF. # REFERENCE

93 JUL 12 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673345