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

NAME: Edward P. Lassan and Judy L. Lassan, Steven M. Lassan and Ella C. Lassan
S&K#: 93-0561
LOAN#: 904466

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 10, 1988, recorded in Book 7573, Page 549, Register's Office of Davidson County, Tennessee, Edward P. Lassan and wife, Judy L. Lassan and Steven M. Lassan and wife, Ella C. Lassan, conveyed to Thomas R. James, 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 8979, Page 956, 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, AUGUST 18, 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 Home Savings of America, FA, whose address is 4900 Rivergrade Road, Irwindale, Ca. 91706, at and for the sum of $27,087.40, 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 Home Savings of America, FA, 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 Home Savings of America, FA, 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. 133, Plan of the Neill S. Brown to East Nashville, of record in Book 57, Page 50, Register's Office, Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7573, Page 549, 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 7573, Page 549, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6363, Page 470, 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 Home Savings of America, FA, 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 9th day of August, 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 $27,087.40, 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: 106 Neill Avenue, Nashville,TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Home Savings of America, FA
4900 Rivergrade Road
Irwindale, Ca. 91706

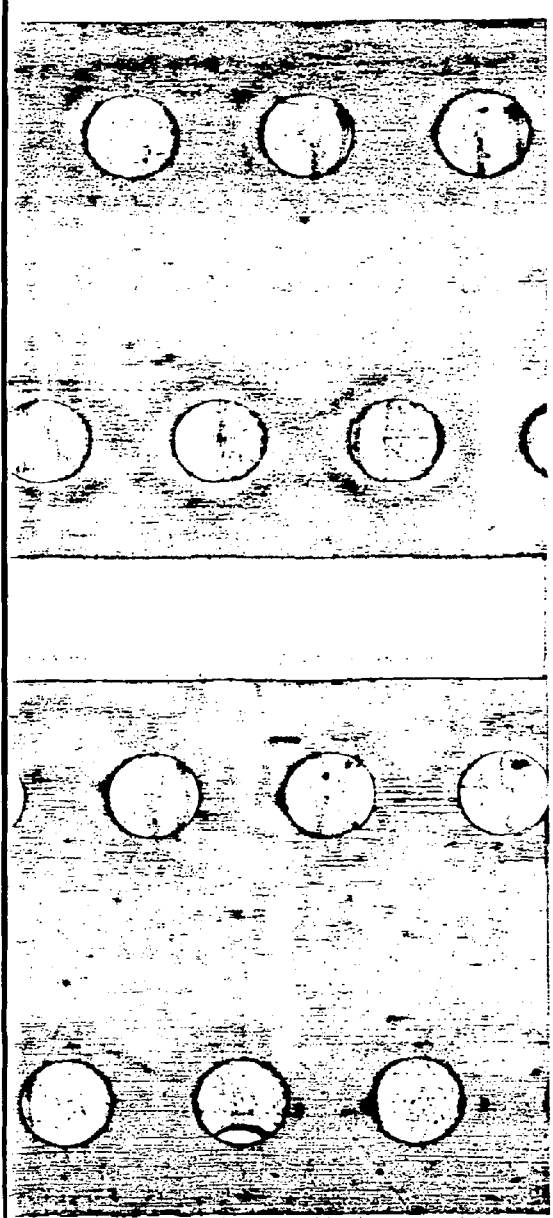
S & K #:93-0561
Map & Parcel - 82-12-39

93 AUG 24 PM 1:39
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

55322
IDENTIF. & REFERENCE

3359 08/24/93 0101 03CHECK 108.50



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

RECEIVED OF _____

FOR _____

BOOK 9050 PAGE 522

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 27087.40
				CON TX 99.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 108.90
				CHECK 108.90
08/24/93	01	13:38	0001	3359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55322
IDENTIF. # REFERENCE

93 AUG 24 PM 1:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 689674