HIS INSTRUMENT PREPARED BY AND RETURN TO
W OFFICES OF SHAPIRO & KIRSCH
O BOX 241155
EMPHIS TN 38124 1155

NAME: Thomas W. Molteni and Beth L. Molteni
S&K#: 93-0601
LOAN#: 106479-9

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 3, 1985, recorded in Book 6550, Page 628, Register's Office of Davidson County, Tennessee, Thomas W. Molteni and wife, Beth L. Molteni, conveyed to Charles W. Bone, 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 8993, Page 231, 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, OCTOBER 20, 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 EMC Mortgage Corporation, whose address is 511 John Carpenter Frwy., 5th Flr., P. O. Box 141358, Irving, Texas 75014-1358, at and for the sum of $18,000.00, 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 EMC Mortgage Corporation, 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 EMC Mortgage Corporation, 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 Unit No. 208, as shown on the Plat of The Cloisters, of record in Book 6317, Page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowners's Association-all as described in Book 6317, Page 688, said Register's Office.

This legal description is identical with that in Deed recorded in Book 6550, Page 628, 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 6550, Page 628, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6550, Page 628, 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 EMC Mortgage Corporation, 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 21st day of October, 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 $18,000.00, 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: Unit 208, 2124 Fairfax Avenue, Nashville, Tn 37212

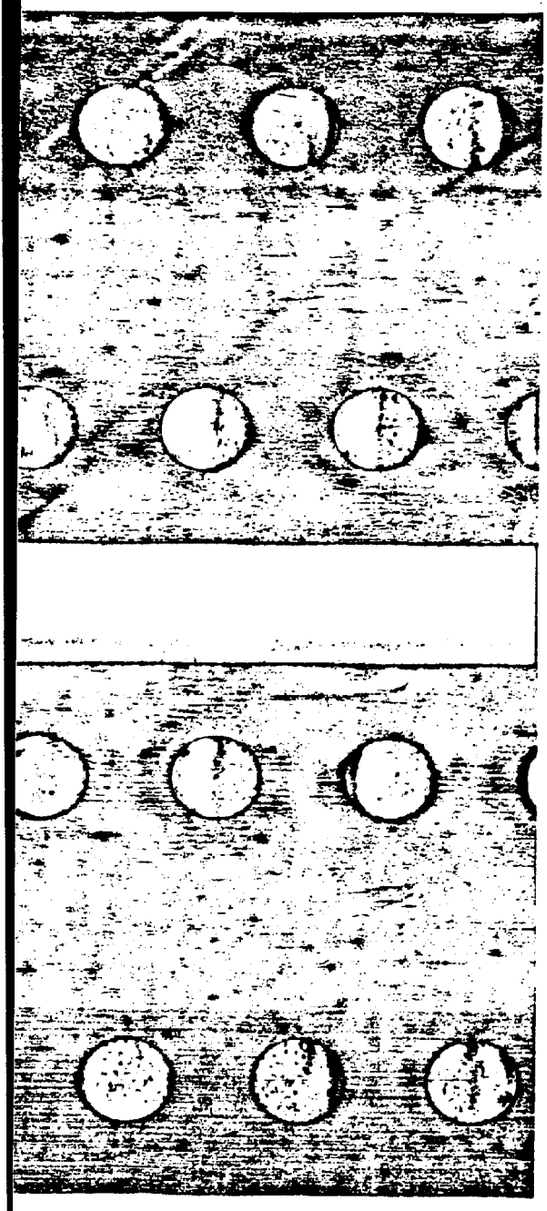
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EMC Mortgage Corporation
511 John Carpenter Frwy., 5th Flr.
P. O. Box 141358
Irving, Texas 75014-1358

S & K #:93-0601
Map & Parcel - 104-11F-208

76960
IDENTIF. & REFERENCE

93 OCT 22 PM 1:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4977 10/22 0101 03CHECK 75.60



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

RECEIVED OF _____

FOR _____

BOOK 9123 PAGE 774

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	18000.00
			CON TX	66.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	75.60
			CHECK	75.60
10/22/93	01		13:08 0001	4977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76960
IDENTIF. & REFERENCE

93 OCT 22 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 712810