William S. Jackson
Loan No. 354000

Name and address of new owner:
Bank of America, NT & SA
as Trustee for Vendee
Mortgage Trust 1992-1
555 Anton Blvd., BC-071
Costa Mesa, CA 92626

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE,
McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
114-0-33.01
08D40350

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 22, 1992, recorded in Book 8557, page 603, Register's Office, Davidson County, Tennessee, William S. Jackson, a single person, conveyed to Wallace Tidwell, et al., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 17, 1993, and recorded in Book 9075, page 741, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 14, 21, and 28, 1993, stating that on November 5, 1993, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead,

dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Bank of America, NT & SA as Trustee for Vendee Mortgage Trust 1992-1 for $48,817.90, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Bank of America, NT & SA as Trustee for Vendee Mortgage Trust 1992-1 (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land lying in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 5 of the Elijah Robertson's Lands, as of record in Plan Book No. 1, page 48, Chancery Court at Nashville, described according to a survey made by T.R. Sanford, Surveyor, August 8, 1962, as follows:
>
> Beginning at a point in the center of Charlotte Pike, at the corner of Lots, 2, 3, 4 and 6 on said plan, being Jordan's northwest corner and being 17 feet westerly from a point opposite an old fence line; thence with the line between said Lots 3 and 5, southwardly 334 feet to an iron pin; thence south 71° 20' west 125 feet to an iron pin; thence northwardly 334 feet to an iron pin in said pike; thence with same, north 71° 20' east 125 feet to the beginning, containing 0.91 of an acre, more or less.
>
> Being the same property conveyed to William S. Jackson, a single person, by deed from Edward J. Derwinski, Secretary of Veterans Affairs, of record in Book 8557, page 600, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 7785 Old Charlotte Pike, Nashville, Tennessee 37209.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

02-11/14-0101 03CHECK 193.56

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 5th day of November, 1993.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 5th day of November, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,817.90

D.W. McMackin, Substitute Trustee
Affiant

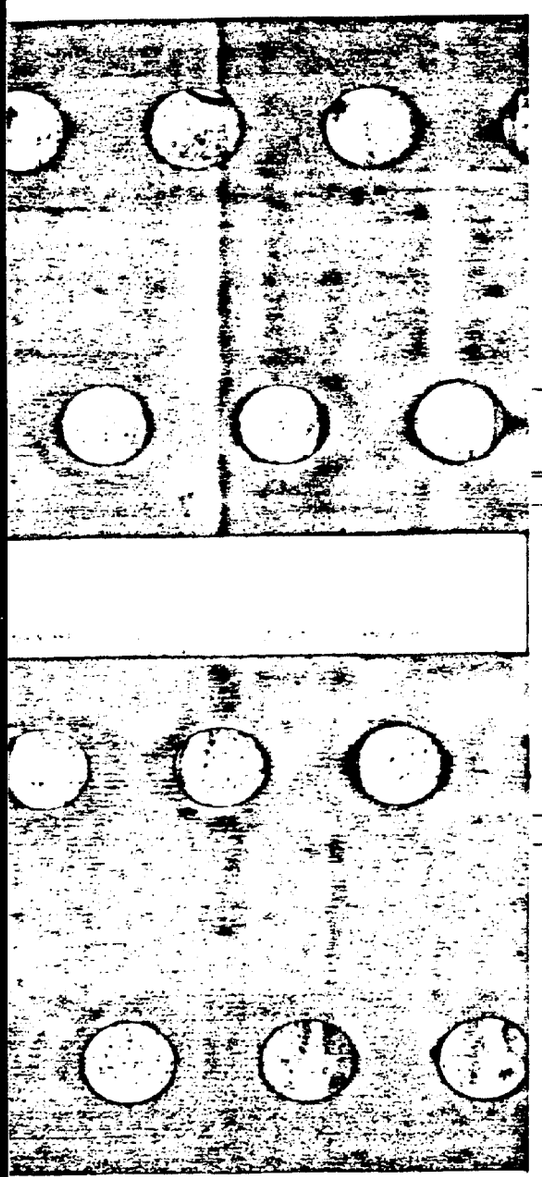
Subscribed and sworn before me, this 5th day of November, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

84727
IDENTIFICATION REFERENCE

93 NOV 11 PM 1:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9148 PAGE 992

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	48817.90
CON TX	180.56
PRFEE	1.00
WDEED	12.00
TOTAL	193.56
CHECK	193.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7302

84727
IDENTIF. & REFERENCE

93 NOV 11 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 721095