THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman
Attorney at Law
142 North Third Street
Third Floor
Memphis, Tennessee 38103
(901) 525-6278

BOOK 9268 PAGE 103

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 18th day of July, 1985, and recorded in the Register's Office of Davidson County, Tennessee, under Book 6615, Page 56, CAROL L. KEMP, unmarried, conveyed to Stephen R. Josleyn, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, under Book 9200, Page 382, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 23rd day of February, 1994, at the Court House of Nashville, Tennessee; 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 sale STM MORTGAGE COMPANY, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $53,751.20, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said STM MORTGAGE COMPANY as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said STM MORTGAGE COMPANY, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot No. 53B, Zone Lot Division of Lots 49 and 50, a Resubdivision of Lots 35 and 42-50, Section 5, Patio Villa, as of record in Book 6250, Page 451, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said STM MORTGAGE COMPANY as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 23rd day of February, 1994.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 23rd day of February, 1994, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Diane Wicinski
Notary Public

My Commission Expires:
6/27/95

Property Address: 3071 Casa Drive, Nashville, Tennessee 37214

Mail Tax Notices to: STM Mortgage Company, 1250 West Mockingbird Lane, Dallas, Texas 75247

Map-Par. No. 108-3-149; Field Book No. 3D 91401; Use: 011

File No. (RJF 931140)

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,751.20, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Louise Palmer
Affiant

SUBSCRIBED AND SWORN to before me this 23rd day of February, 1994.

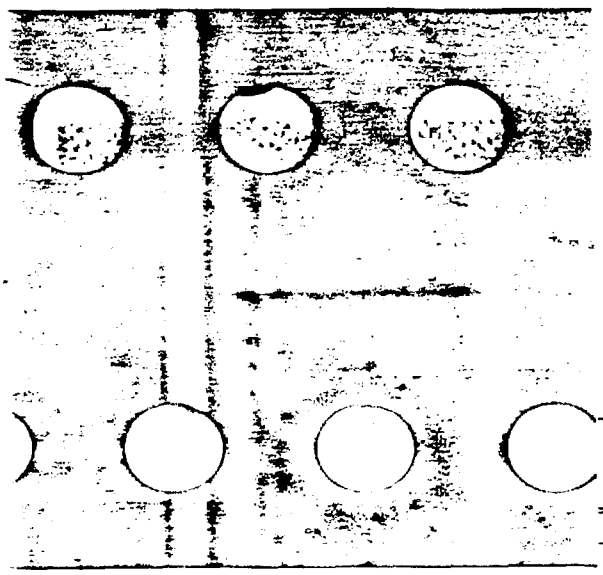
Diane Wicinski
Notary Public

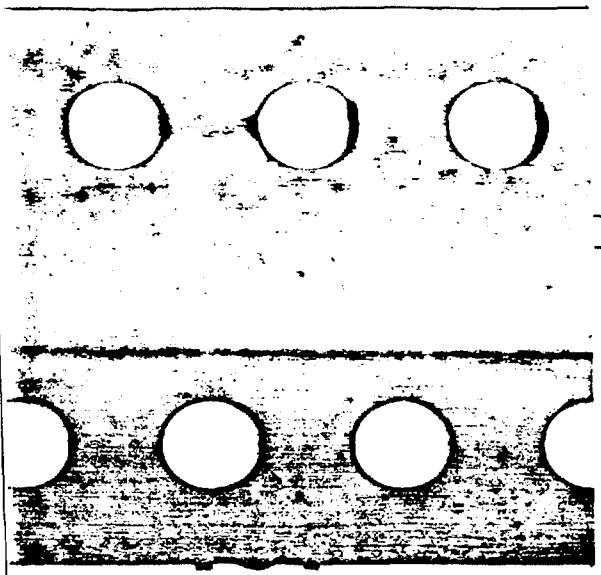
My Commission Expires:
6/27/95

23864
IDENTIF. & REFERENCE

94 MAR 4 AM 9:05
DAVID LUTTRELL, REGISTER
SHELBY COUNTY, TN.

7538 03/04 0101 03CHECK 207.00





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

RECEIVED OF _____

FOR _____

BOOK 9268 PAGE 105

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	53751.20
			CON TX	198.89
			PRFEE	1.00
			WDEED	8.00
			TOTAL	207.89
			CHECK	207.89
03/04/94	01	09:06	0001	7538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23864
IDENTIF. ↑ REFERENCE

94 MAR -4 AM 9:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 762959