Tennessee

McClellan Smith, Jr.
NBMC #329042-6
Conventional

BOOK 9311 PAGE 855

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 29, 1989, and recorded in Book 7953, Page 336 in the Register's Office of Davidson County, Tennessee, McClellan Smith, Jr. and wife, Charlene Smith, conveyed to D.J. Atkins and Harold I. Brooks, Trustee(s), 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 9283, Page 148 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on April 12, 1994, at the main south door of the Courthouse of Davidson County, 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 NationsBanc Mortgage Corporation, a corporation whose address is P.O. Box 35140, Louisville, Kentucky 40232-5140 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-Five Thousand and 00/100 Dollars; 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 NationsBanc Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NationsBanc Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, described as follows: To-Wit: A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, Building 17 on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as said areas are set forth and defined in Master Deed of record in Book 4887, Page 961, and amended in Book 5000, Page 607 and further amended in Book 5101, Page 809, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

McClellan Smith, Jr. and Charlene Smith obtained title to the above referenced real estate by Deed of record in Book 7953, Page 333, Register's Office of Davidson County, Tennessee.

Mail to:

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto NationsBanc Mortgage Corporation, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	44,257.10
	$45,000.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on April 12, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 12, 1994 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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

My Commission Expires March 28, 1996

30924

94 APR 14 8:2 DAVIDSON COUNTY, TN

IDENTIFICATION

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1 Mimosa Court,
Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232-5140

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,000

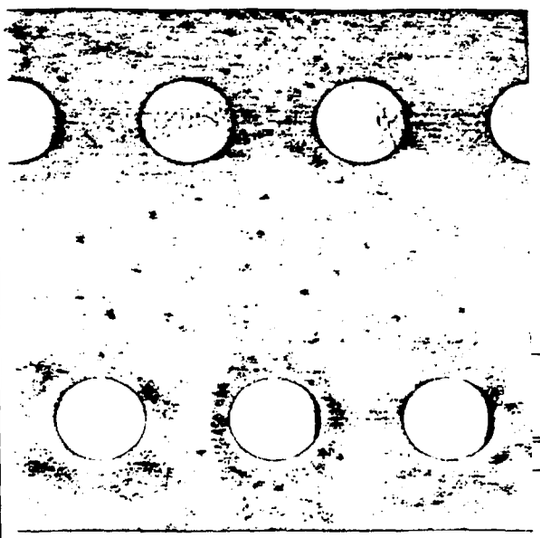
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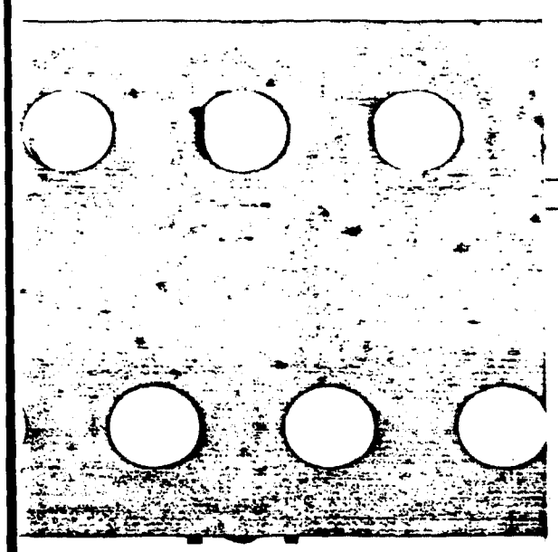
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 94

Notary Public

3896 04/14 0101 03CHECK 175-50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9311 PAGE 857

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
		04/14/94	01	08:30 0001 3896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38924

IDENTIFYING REFERENCE

94 APR 14 AM 8:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 779097