NAME: Carolyn Bostick and Clarine Bostick
S&K#: 94-1052
LOAN#: 2030015651-02

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 1, 1988, recorded in Book 7696, Page 849, Register's Office of Davidson County, Tennessee, Carolyn Bostick and Clarine Bostick, tenants in common, conveyed to Billy Bushulen, Thomas Staten & Brenda Archbold, 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 9471, Page 750, 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 **MAY 3, 1995**, 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 Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee, on Behalf of American Housing Trust III, whose address is c/o G.E. CAPITAL ASSET MANAGEMENT SERVICES, 2000 WEST LOOP SOUTH, STE. 1300, HOUSTON, TX. 77027, at and for the sum of $41,101.77, 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 Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee, on Behalf of American Housing Trust III, 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 Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee, on Behalf of American Housing Trust III, 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 located in Nashville, Davidson County, Tennessee being the East one-half of Lot No. 9 in W. H. Hyronnemus Plan, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said east one-half of Lot No. 9 fronts 50 feet on the south side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley in the rear, and also with the west margin of an alley in the rear, and also with the west margin of an alley on the east side.

This legal description is identical with that in Deed recorded in Book 7696, Page 849, 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 7696, Page 849,Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7696, Page 846, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

Subject to UCC/Fixture filing recorded in Book 8403, Page 806, Register's Office for Davison County, Tennessee.

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 Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee, on Behalf of American Housing Trust III, 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 3rd day of May, 1995, 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 3rd day of May, 1995.

Notary Public

WENDY G. PEDEN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 2-26-1999

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 $41,101.77, 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 3rd day of May 1995.

Notary Public

WENDY G. PEDEN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 2-26-1999

58753
IDENTIF. & REFERENCE

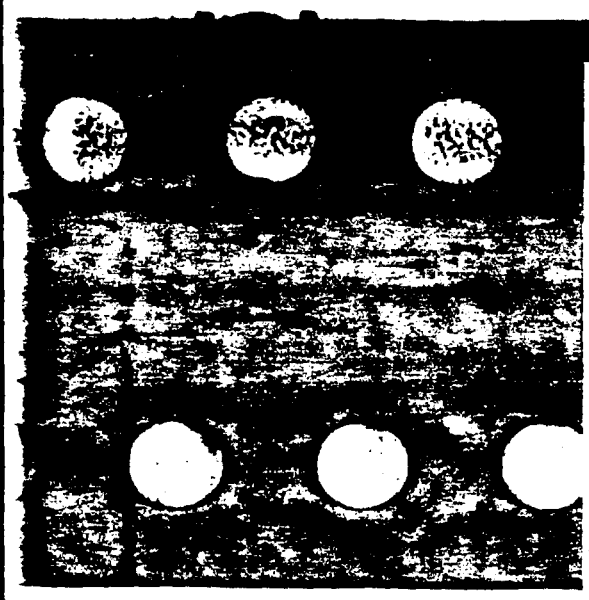
95 MAY -8 PM 2:25
WILSON REGISTER
DAVIDSON COUNTY, TN.

PROPERTY ADDRESS: 1040 Sharpe Avenue, Nashville, Tennessee

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bankers Trust Company, Not in Its Individual Capacity, But Solely as Trustee, on Behalf of American Housing Trust III
c/o G.E. CAPITAL ASSET MANAGEMENT SERVICES
2000 WEST LOOP SOUTH, STE. 1300
HOUSTON, TX. 77027

S & K #:94-1052 Map & Parcel - 83 1 152

05/08/95 0101 03CHECK 161.07



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9666 PG 894

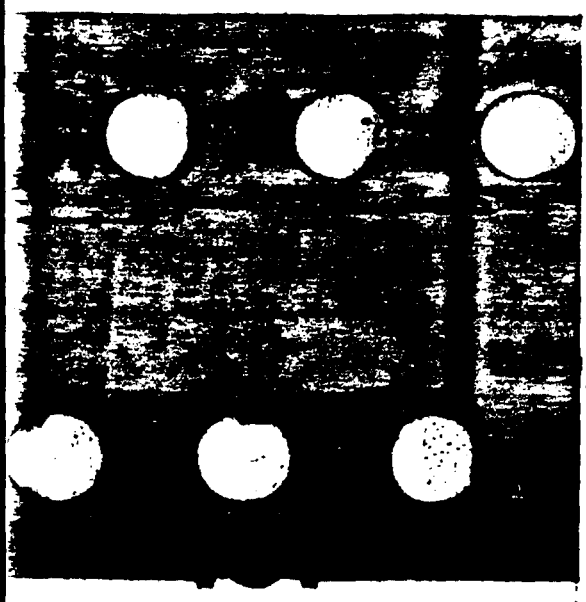
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41101.77
CON TX 152.07
PRFEE 1.00
MDEED 8.00
TOTAL 161.07
CHECK 161.07

05/08/95 01 14:26 0001 8763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58753
IDENTIF. # REFERENCE

95 MAY -8 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908167