BOOK 9915 PG 796

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $91,495.37.

Affiant
Barry C. Bubb/Vice President

Subscribed and sworn to before me, this 27th day of December, 1995.

Notary Public

My Commission Expires

P. Dianne Meadows
Notary Public, State of Florida
Commission No. CC 468402
My Commission Expires 07/23/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Bank of America Illinois, Trustee c/o EquiCredit Corporation of America P. O. Box 53077 Jacksonville, FL 32201	SAME	Map 147-1 Parcel 51

351.34

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Ruby Jones and Ruby Lynette Jones, by a Deed of Trust (the "Deed of Trust"), dated November 25, 1994, of record in Book 9535, page 304, re-recorded in Book 9612, page 768, Register's Office for Davidson County, Tennessee, conveyed to John Lowe, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Ruby Jones and Ruby Lynette Jones, was originally payable to EQCC of Tn., Inc., and was assigned to Bank of America Illinois, Trustee; and

WHEREAS, Bank of America Illinois, Trustee, the owner and holder of the Note, removed John Lowe, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 9860, page 9, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than ten (10) days after written notice thereof; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Bank of America Illinois, Trustee, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on November 30, 1995, December 7, 1995, and December 14, 1995; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, December 21, 1995, and Bank of America Illinois, Trustee (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of NINETY-ONE THOUSAND FOUR HUNDRED NINETY-FIVE AND 37/100 ($91,495.37) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, page 96, Register's Office for said County.
>
> Said Lot No. 285 fronts 80 feet on the northerly side of Harding Place and extends back 190.4 feet on the westerly line and 202.9 feet on the easterly line to a dead line in the rear measuring 80.9 feet thereon.
>
> Being the same property conveyed to Ruby Jones and Ruby Lynette Jones by quitclaim deed of record in Book 9527, page 887, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 642 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 21st day of December, 1995.

Justin T. Milam, Successor Trustee

Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 1995.

Stephanie T. Casey
Notary Public

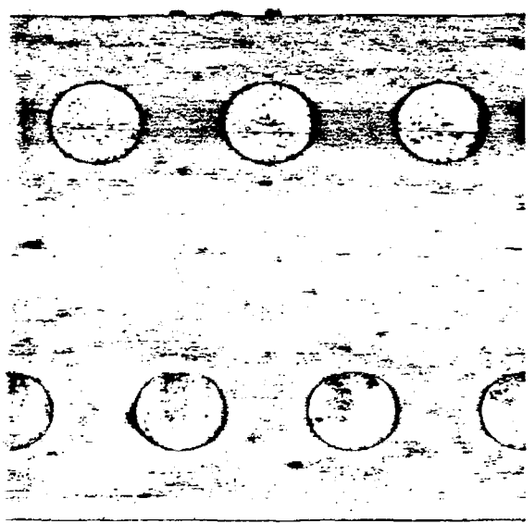
My Commission Expires: 3-27-99

STEPHANIE T. CASEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0140248
IDENTIF. & REFERENCE

95 JAN 12 AM 9:56

CLERK & MASTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9915 PG 799

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 91495.37
CON TX 338.54
PRFEE 1.00
WDEED 12.00
TOTAL 351.54
CHECK 351.54

01/12/96 01 09:56 0001 7127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140248
IDENTIF. # REFERENCE

96 JAN 12 AM 9:56

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 995446