THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

BOOK 10006 PG 143

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 18th day of October, 1990, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8221, Page 67, RICHARD W. ASHWORTH, unmarried, conveyed to Nan M. Sexton and Evelyn Z. Binkley, as Trustees, 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, at Book 9940, Page 672, 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 27th day of March, 1996, 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 NATIONSBANK OF TN, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $57,598.79, 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 NATIONSBANK OF TN 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 NATIONSBANK OF TN, 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. 266 on the Map of Dalewood, Section 4, as of record in Book 1835, Page 21, in the Register's Office of Davidson County, Tennessee. Said Lot No. 266 fronts 61 feet on the westerly side of Fernwood Drive and runs back 174.9 feet on the northerly line and 173.9 feet on the southerly line to a dead line measuring 61 feet thereon.

This being the same property as conveyed to Richard W. Ashworth by Warranty Deed of record at Book 8221, Page 64, in the Register's Office of Davidson County, Tennessee.

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 NATIONSBANK OF TN 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 27th day of March, 1996.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 27th day of March, 1996, 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 Wiciński
Notary Public

DIANE WICIŃSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires: 3/30/99

Property Address: 2312 Fernwood Drive, Nashville, Tennessee 37216

Mail Tax Notices to: NationsBank of TN, c/o NationsBanc Mortgage Corporation, P. O. Box 35140, Louisville, Kentucky 40232-5140

Name and Address of Property Owner: NationsBank of TN, c/o NationsBanc Mortgage Corporation, P. O. Box 35140, Louisville, Kentucky 40232-5140

TAX I.D. NUMBER: 72-8-198

File No. RJF 9601147

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 $57,598.79, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Louise Riley
Affiant

SUBSCRIBED AND SWORN to before me this 27th day of March, 1996.

Diane Wiciński
Notary Public

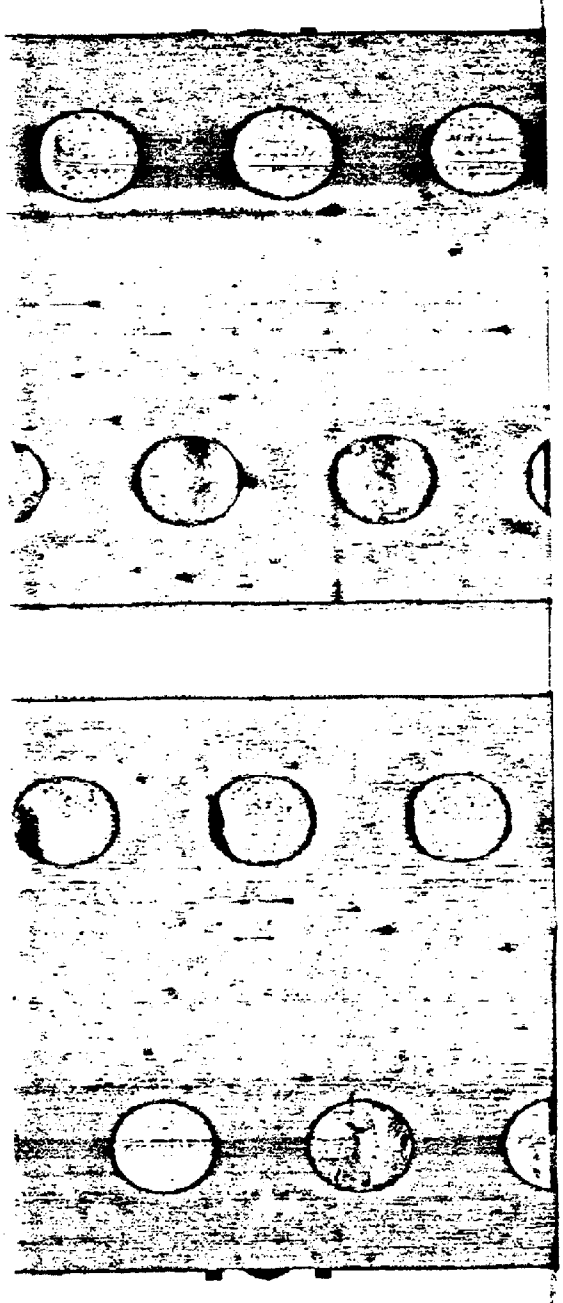
DIANE WICIŃSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires: 3/30/99

96 APR -8 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0168252
IDENTIF. A REFERENCE

6304/08 0101 03CHECK 222.17



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

RECEIVED OF _____

FOR _____

BOOK 10006 PG 145

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	57598.79
CON TX	213.17
PRFEE	1.00
WDEED	8.00
TOTAL	222.17
CHECK	222.17

04/08/96 01 09:02 0001 7163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168252
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025151