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 10029 PG 3

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 30th day of October, 1990, and recorded in the Register's Office of Davidson County, Tennessee, under Book 8231, Page 590 and re-recorded at Book 8236, Page 342, KELLIS A. CHAPMAN, JR. and wife, TAMANTHA A. CHAPMAN, 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, under Book 9912, Page 205, 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 April, 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 $29,000.00, 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:

Unit B-307, Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Pages 179-182, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This being the same property as conveyed to Kellis A. Chapman, Jr. and wife, Tamantha A. Chapman by Warranty Deed of record at Book 8231, Page 587, 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 23rd day of April, 1996.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 23rd day of April, 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 Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 2-20-99 SHELBY CO., TN

My Commission Expires:

3/30/99

Property Address: 555 North Dupont Avenue, Unit B-45, Madison, Tennessee 37115

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

MAP 43-10-0-A-045.00

File No. RJF 960173

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 $29,000.00, 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 this 23rd day of April, 1996.

Diane Wicinski
Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 2-20-99 SHELBY CO., TN

My Commission Expires:

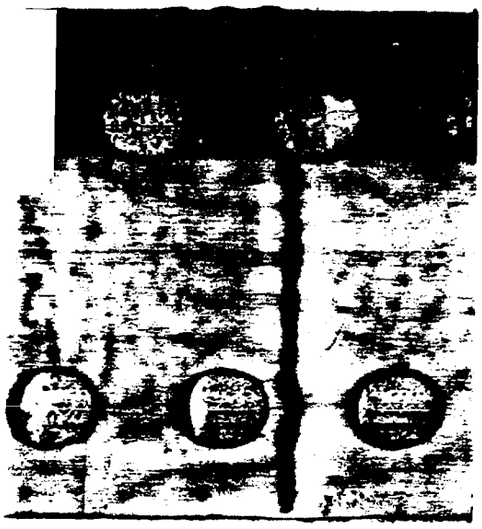
3/30/99

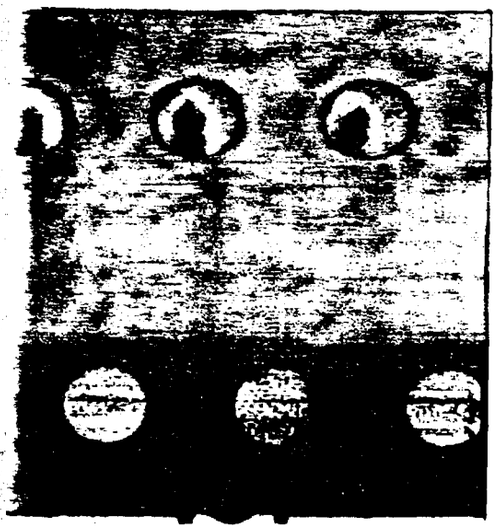
96 APR 29 AM 8:59
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0175587

4832 Pg 0101 03CHECK 116-30





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

RECEIVED OF _____

FOR _____

BOOK 10029 PG 5

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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 8.00
TOTAL 116.30
CHECK 116.30

04/29/96 01 09:05 0001 4929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175587
IDENTIF. # REFERENCE

96 APR 29 AM 8:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032977