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 10103 PG 709

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 18th day of December, 1990, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8261, Page 239, VANESSA N. YOUNG, 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 10046, Page 269, 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 June, 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 $48,438.08, 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. 34 on the unrecorded Subdivision of Lot No. 6 of the John Hobson property, which Subdivision is of record in Minute Book "L", Page 363, Circuit Court of Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc., dated December 18, 1990, as follows: BEGINNING at a point in the northerly margin of Seymour Avenue, 575 feet west of the northwest intersection of said Avenue and Gallatin Pike; thence with the northerly margin of Seymour Avenue westwardly 57.7 feet to the line between Lot Nos. 32 and 34; thence with said line northwardly 158 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 57.7 feet to the line between Lot Nos. 34 and 36; thence with the line between said lots southwardly 158 feet to the point of beginning.

This being the same property as conveyed to Vanessa N. Young by Warranty Deed of record at Book 8261, Page 236, 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 June, 1996.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 27th day of June, 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.

Notary Public

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

My Commission Expires: 3/30/99

Property Address: 1031 Seymour Avenue, Nashville, Tennessee 37206

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 Map 83-5-12.00

File No. RJF 960513

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 $48,438.08, 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 27th day of June, 1996.

Notary Public

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

My Commission Expires: 3/30/99

96 JUL -2 AM 8:5[illegible]

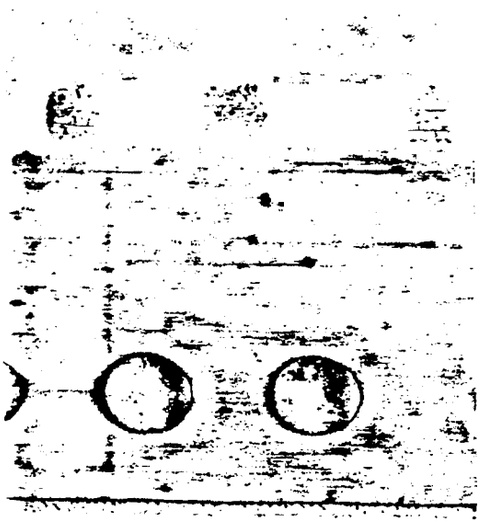
DAVIDSON COUNTY, TN

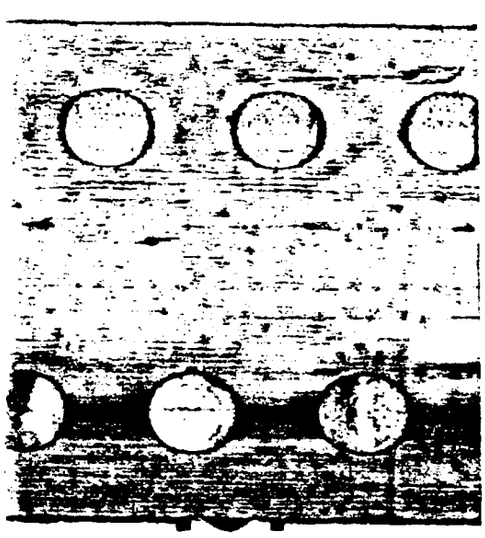
0199032

IDENTIFICATION REFERENCE

326 07/02 0101 CHECK

183.22





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10108 PG 711

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	48438.08
CON TX	179.22
PRFEE	1.00
WDEED	8.00
TOTAL	188.22
CHECK	188.22

07/02/96 01 08:19 0001 0267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199032
IDENTIF. # REFERENCE

96 JUL -2 AM 8:15

REGISTER
DAVIDSON COUNTY, TN.

No. 1058003