BOOK 10277 PG 327

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

51-3
120

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 27th day of August, 1993, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9072, Page 503, Steve Cardin, unmarried, conveyed to Rema Nance of Memphis, Shelby County, Tennessee, as Trustee, 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 10204, Page 418, 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 Wednesday, the 27th day of November, 1996, at the Court House of City of Nashville, Davidson County, 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 Nationsbanc Mortgage Corp., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $77,683.06, 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 Nationsbanc Mortgage Corp. 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 Nationsbanc Mortgage Corp., 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:

608 Barbara Drive, Madison, TN 37115

Land in Davidson County, Tennessee, being Lot No. 73, on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property as conveyed to Steve Cardin by Warranty Deed of record at Book 9072, Page 500, 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 Nationsbanc

Mortgage, Corp. 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 November, 1996.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 27th day of November, 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.

Sheila D. Tingley
Notary Public

My Commission Expires:
10-24-2000

0994 12/03 0101 03CHECK 296.42

Property Address: 608 Barbara Drive, Madison, TN 37115

Mail Tax Notices to: Nationsbanc Mortgage Corporation
PO Box 35140, Louisville, KY 40232 5140

Name and Address of Property Owner: Nationsbanc Mortgage Corp.
PO Box 35140, Louisville, KY 40232 5140

File No. (RJF 9609-1131/CARDIN)

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 $77,683.06, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

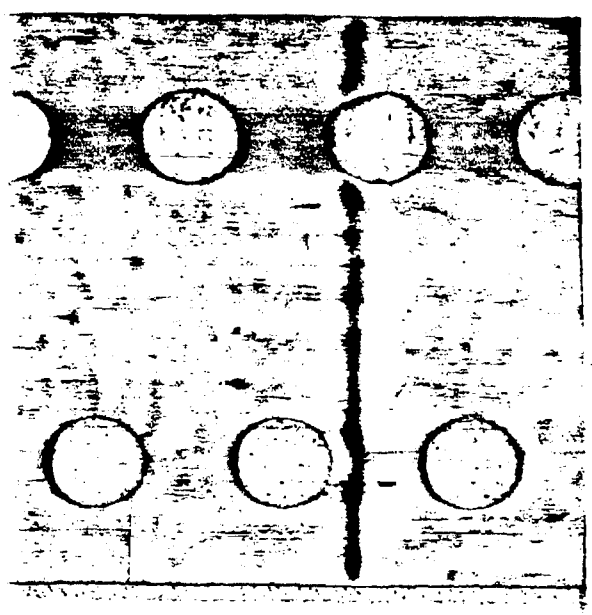
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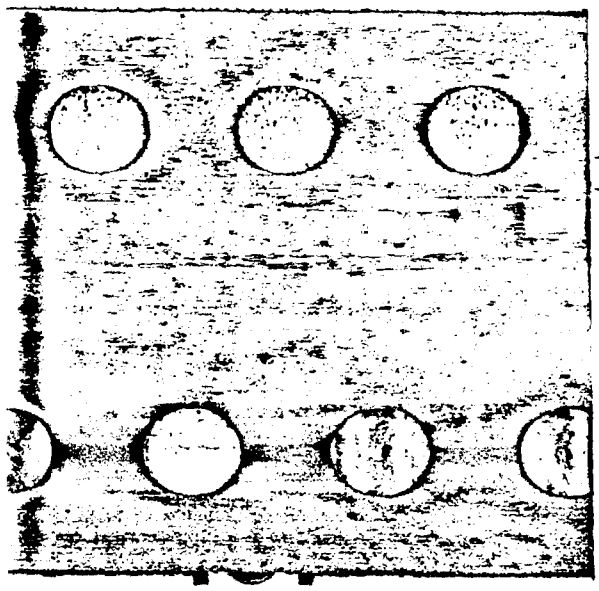
SUBSCRIBED AND SWORN to before me this 27th day of November, 1996.

Sheila D. Tingley
Notary Public

My Commission Expires:
10-24-2000

0251743
IDENTIF. & REFERENCE
96 DEC -3 AM 9:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 329

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 77683.06
CDN TX 287.42
PRFEE 1.00
WDEED 8.00
TOTAL 296.42
CHECK 296.42

12/03/96 01 09:05 0001 0994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02511743
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093665