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 10324 PG 550

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 14th day of February, 1992, and recorded in the Register's Office of Davidson County, Tennessee, at Book 8557, Page 854, Phillip C. Heflin & Linda L. Heflin, conveyed to Nan M. Sexton of Davidson County, Tennessee and Evelyn Z. Binkley of Chaeatham 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 10244, Page 317, 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 9th day of January, 1997, at the Court House of City of Nashville, County of Davidson, 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 $56,056.03, 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:

210 Raymond Stree, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 210, on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

This being the same property as conveyed to Phillip C. Heflin and and wife Linda L. Heflin by Warranty Deed of record at Book 8557, Page 851, 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 9th day of January, 1997.

Randall J. Fishman
Substitute Trustee

BOOK 10324 PG 551

STATE OF TENNESSEE)
COUNTY OF Shelby)

On this 9th day of January, 1997, 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 S. Grigsby/Notary Public

My Commission Expires:

October 24, 2000

Property Address: 210 Raymond Street, Nashville, TN 37211

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

MP 133-2-362

File No. (RJF 9610-2802/HEFLIN)

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 $56,056.03, 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 9th day of January, 1997.

Sheila S. Grigsby/Notary Public

My Commission Expires:

October 24, 2000

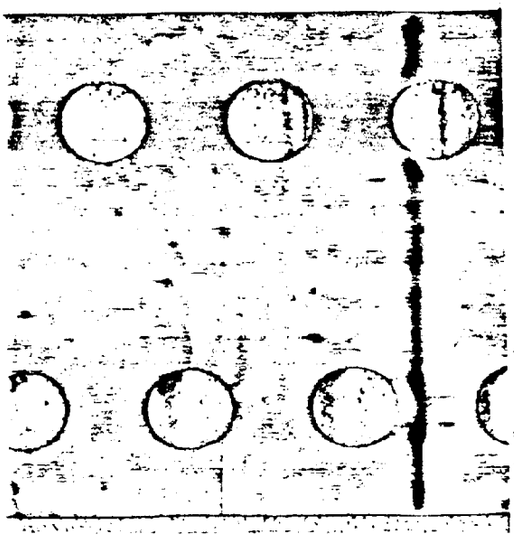
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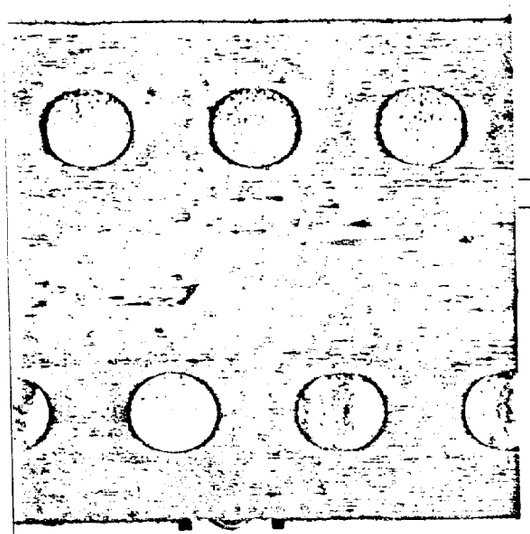
97 JAN 21 AM 11:15

DAVIDSON COUNTY, TN.

0265520

IDENTIF. # REFERENCE





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10324 PG 552

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 56056.03
CON TX 207.41
PRFEE 1.00
WDEED 8.00
TOTAL 216.41
CHECK 216.41

01/21/97 01 11:20 0001 6266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265520
IDENTIF. # REFERENCE

97 JAN 21 AM 11:15

REGISTER
DAVIDSON COUNTY, TN.

No. 1109258