REF. 0003819308 / WMRB&F NO. 705-71 / FHA NO. 483-1470748

THIS INSTRUMENT PREPARED BY:
Robert M. Wilson, Jr.
Attorney at Law
17 West Pontotoc
Memphis, TN 38103
(901) 578-8878

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the July 1, 1988, and recorded in book 7597 at page 511, in the Register's Office of Davidson County, Tennessee, Mr. John L. Dragonetti and Ms. Janice M. Dragonetti conveyed to Tommie J. Ferguson, as Trustee for Troy & Nichols, Inc., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned Robert M. Wilson, Jr., as Substitute Trustee by instrument of record recorded Book 10191, at Page 297, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, 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 of the sale was appointed to be held on January 23, 1997 at the main door of the courthouse, in 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 time the said property was struck off and sold to CHASE MORTGAGE SERVICES, INC., A DELAWARE CORPORATION F/K/A CHASE MANHATTAN MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO TROY & NICHOLS, INC., at and for the sum of Fifty-three Thousand Two Hundred Sixty-six and Sixty-eight Cents $53,266.68, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale with the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by CHASE MORTGAGE SERVICES, INC., A DELAWARE CORPORATION F/K/A CHASE MANHATTAN MORTGAGE CORPORATION, SUCCESSOR BY MERGER TO TROY & NICHOLS, INC. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said CHASE MORTGAGE SERVICES, INC., A DELAWARE CORPORATION F/K/A CHASE MANHATTAN MORTGAGE CORPORATION, SUCCESSORS BY MERGER TO TROY & NICHOLS, INC., its successors and assigns, the property above mentioned and now further described as being in Nashville, Davidson County, State of Tennessee, to wit:

BEING UNIT A-2, HICKORY PLACE CONDOMINIUMS OF RECORD IN MASTER DEED OF RECORD IN BOOK 6472, PAGE 435 AND REFERRED TO AS EXHIBIT "A" FOUND AT PAGE 454, SAID BOOK AND RE-RECORDED IN BOOK 6476, PAGE 663 AND REFERRED TO AS EXHIBIT "A" FOUND AT PAGE 682, SAID

RE-RECORDED BOOK. UNIT A-2 BEING PART OF THE UNIT PLAN FOR PHASE I, SECTION I, HICKORY PLACE CONDOMINIUMS OF RECORD IN PLAT BOOK 6250, PAGE 228; ALL REFERENCES OF RECORD IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 442 Stewarts Ferry Pike, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any way appertaining unto CHASE MORTGAGE SERVICES, INC., A DELAWARE CORPORATION F/K/A CHASE MANHATTAN MORTGAGE CORPORATION, SUCCESSORS BY MERGER TO TROY & NICHOLS, INC., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on 10 day of February, 1997, has hereunto set his hand and seal.

97 FEB 14 AM 10:06
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0273098

Robert M. Wilson, Jr., Substitute Trustee
WILSON, MCCALLA, RAYMER, BARRETT & FRAPPIER

MAIL ENV.

STATE OF ARKANSAS
COUNTY OF Pulaski

On the 10th day of February, 1997, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged the he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC
My Commission Expires: 09-24-04

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chase Manhattan Mortgage Corporation
P. O. Box 31270
Tampa, FL 33631-3270

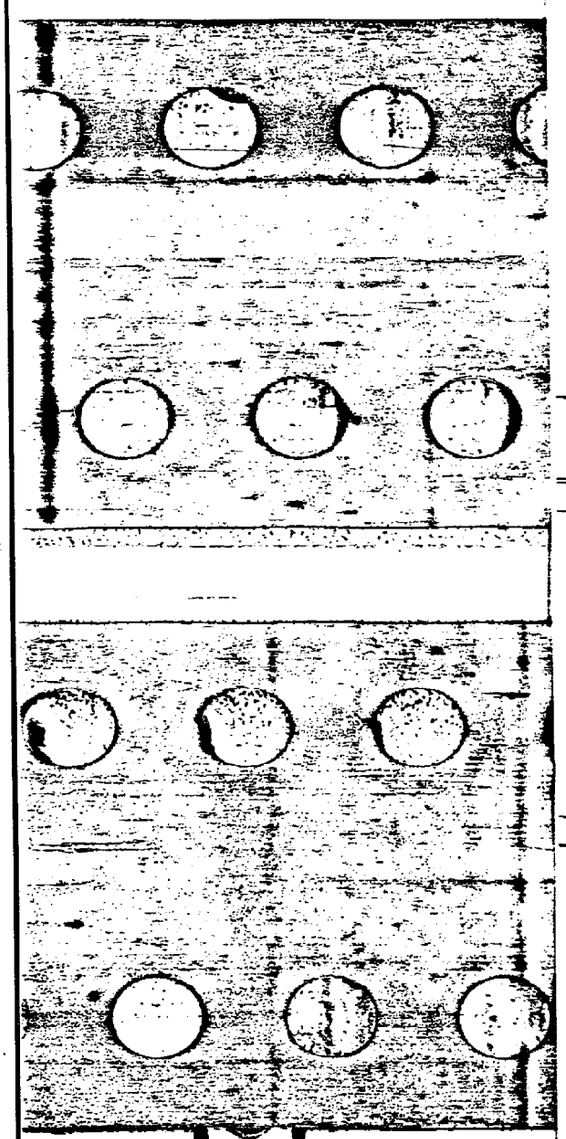
Parcel# 86-11-A-2.00

FORM FOR OATH
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 53,266.68, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Subscribed and sworn to before me this 10th day of February, 1997.

Notary Public

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

97 0214 0101 03CHECK 2006-09



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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 708

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	53266.68
CON TX	197.09
PRFEE	1.00
MISC	8.00
TOTAL	206.09
CHECK	206.09

02/14/97 01 10:10 0001 6412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273098
IDENTIF. & REFERENCE

97 FEB 14 AM 10:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116875