0324626

IDENTIF. # REFERENCE

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

97 JUL 10 AM 8:54

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

BOOK 10523 PG 941

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 1st day of October, 1984, and recorded in the Register's Office of Davidson County, Tennessee, under Book 6402, Page 652, Carson C. Driver, Jr. and wife, Doris B. Driver, conveyed to J. G. Palmer, 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, B. P. Bass assumed and agreed to pay the indebtedness secured by the above-referenced Deed of Trust by Assumption Agreement at Book 6404, Page 725, and by Warranty Deed of record at Book 6404, Page 722; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, under Instrument No. Book 10381, Page 477, 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 26th day of June, 1997, at the Court House of 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 Corporation being the highest, best and last bidder, became the purchaser of said property at and for the sum of $65,622.17, 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 Corporation 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 Corporation, 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:

> Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 27, on said Plan as shown in and descibed by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

This being the same property as conveyed to B. P. Bass by Warranty Deed of record at Book 6404, page 722, 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 Corporation 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 26th day of June, 1997.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 26th day of June, 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.

Notary Public

NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2001

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 $65,622.17, 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 26th day of June, 1997.

Notary Public

NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires:

MY COMMISSION EXPIRES JUNE 5, 2001

2606 07/10/0101 02:CHECK 251.

Property Address: 1282 Massman Drive, Nashville, Tennessee 37217

Name and Address of Property Owner and Mail Tax Notices to: Nationsbanc Mortgage Corp., PO Box 35140, Louisville, KY 40232

Tax I.D.#: 107-80-27 **File No.:** RJF 9703-1008

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10523 PG 943

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

CAPT 65622.17
CON TX 242.81
PRFEE 1.00
WDEED 8.00
TOTAL 251.81
CHECK 251.81

07/10/97 01 08:57 0001 2664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03246626

IDENTIF. & REFERENCE

97 JUL 10 AM 8:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1172357