PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
NationsBank of Tennessee, N.A. P.O. Box 21963-NC4-105-03-21 Greensboro, NC 27420	Same	93-1-A-240

BOOK 10527 PG 339

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 1, 1994, executed by Mary Lou Truax, unmarried to Greg A. Sullins, Trustee, of record in Book 9399, Page 344, Register's Office for Davidson County, Tennessee; and

WHEREAS, NationsBank of Tennessee, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 9399, Page 344, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 10405, Page 296, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on June 12th, June 29th and June 26th, 1997 that said property would be sold at 10:00 A.M., prevailing time on Thursday, July 10, 1997 in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Sixty Five Thousand Four Hundred Thirty and 70/100 Dollars ($65,430.70) by NationsBank of Tennessee, N.A. (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Sixty Five Thousand Four Hundred Thirty and 70/100 Dollars ($65,430.70) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Unit No. 907, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417,

Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

BOOK 10527 PG 340

Being part of the same property conveyed to Mary Lou Truax, unmarried, by Deed from Capitol Towers, Ltd., a Tennessee limited partnership of record in Book 9399, Page 340, Register's Office, Davidson County, Tennessee.

This is improved property known as 510 Gay Street #907, Nashville, TN 37219.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 10th day of July, 1997.

T. LARRY EDMONDSON
Substitute Trustee

97 JUL 14 AM 9:30

REGISTER
DAVIDSON COUNTY, TN

0325143

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10527 PG 341

Personally appeared before me, the undersigned, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 10th day of July, 1997.

Lea D. Rickard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,430.70.

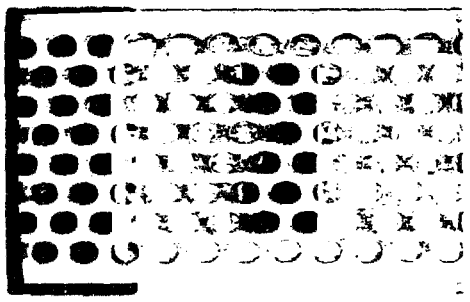
Cynthia F. Medlin
AFFIANT

Sworn to and subscribed before me on this 10th day of July, 1997.

Lea D. Rickard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000

3798 07/14 0101 03CHECO 255.00



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

RECEIVED OF _____

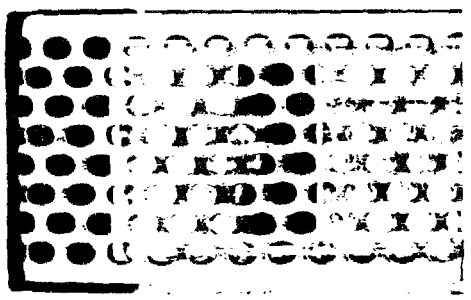
FOR _____ BOOK 10527 PG 342

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	65430.70
			CON TX	242.09
			PRFEE	1.00
			MDEED	12.00
			TOTAL	255.09
			CHECK	255.09

07/14/97 01 09:29 0001 3798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0325743
IDENTIFICATION REFERENCE

97 JUL 14 AM 9:31
REGISTER
DAVIDSON COUNTY, TN

No. 1173538