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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 21st day of August, 1997, and recorded in the Register's Office of Davidson County, Tennessee, under Book 9514, Page 324, Wesley T. Buchanan and Wanda L. Buchanan, husband and wife, and Joseph T. Buchanan and Nell M. Buchanan, husband and wife, conveyed to Donald R. Baskin, 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, under Book 10454, Page 841, 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 21st day of August, 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 $86,257.57, 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:

> Lot 79, Luna Heights, Section Three, as recorded in Plat Book 2900, Page 138, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property as conveyed to Wesley T. Buchanan and wife, Wanda L. Buchanan AND Joseph T. Buchanan and wife, Nell M. Buchanan by Warranty Deed of record at Book 9514, Pafe 321, 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 21st day of August, 1997.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 21st day of August, 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

My Commission Expires:
MY COMMISSION EXPIRES JUNE 6, 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 $86,257.57, 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 21st day of August, 1997.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JUNE 6, 2001

Property Address: 315 Luna Drive, Nashville, Tennessee 37211

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

Tax I.D.#: 148-2-39.00 **File No.:** RJF 9704-0271/BUCHANAN

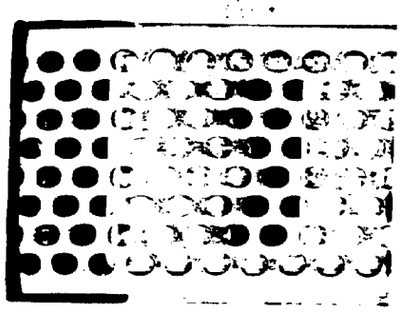
5539 09/04 0101 03CHECK 328.16

'97 SEP -4 AM 9:27

IDENTIFICATION REFERENCE

03447111

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



RECEIVED OF _____

FOR _____

BOOK 10594 PG 786

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 86257.57
CON TX 319.16
PRFEE 1.00
MISC 8.00
TOTAL 328.16
CHECK 328.16

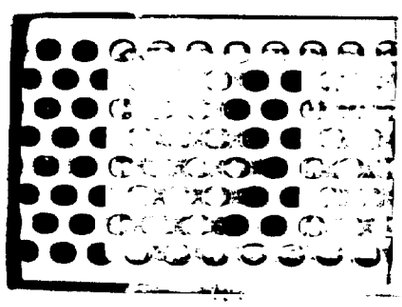
09/04/97 01 09:28 0001 4539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0344711
IDENTIFICATION REFERENCE

97 SEP -4 PM 3:27

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER



No.1194017