PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

SUBSTITUTE TRUSTEE'S DEED

BOOK 5406 PAGE 203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Finance America Credit Corp. (NAME:)	same (NAME:)	Map 64-5
P. O. Box 8207 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 24
Chattanooga, TN 37411 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	40 - 29165

This instrument, made and entered into on this the 9th day of March, 1979, by and between John C. Hess, Substitute Trustee, party of the first part , and Finance America Credit Corporation, party of the second part.

Whereas, by deed of trust dated the 20th day of April, 1978, of record in the Register's Office for Davidson County, Tennessee, in Book 5305, page 289, Wallace McClain and wife, Geraldine McClain, conveyed to Gail Gentry/ David N. Guinn, as trustee, the hereinafter described real estate to secure a Home Improvement Retail Installment Contract dated April 20, 1978, in the principal sum of $3,139.50; the Home Improvement Retail Installment Contract and Deed of Trust were subsequently assigned to Finance America Credit Corporation by Transfer and Assignment dated the 20th day of April, 1978, of record in Book 5305, page 291, said register's office; by Substitution of Trustee dated the 26th day of January, 1979, Finance America Credit Corporation designated John C. Hess as Substitute Trustee; and,

Whereas, default was made in the payment of said Home Improvement Retail Installment Contract, and the holder thereof having directed the first party to sell said property, as provided by said trust deed, the first party did on February 15, February 22 and March 1, 1979, advertise said property in The Nashville Record, a newspaper published in Davidson County, Tennessee, for the property to be sold on March 9, 1979, at 12:00 noon and pursuant to said notices, on this date, during legal hours at the time specified, the first party offered said property for sale, at the south door of the Metropolitan Courthouse in Nashville, Tennessee, and sold said property to Finance America Credit Corporation for the highest and best bid of $14,031.01, being the balance due, plus all costs and incidental expenses in the discharge of liens and encumbrances together with accured interest on the original principal balance.

Now, therefore, this deed witnesseth: that for and in consideration of the second party cancelling and surrendering the Home Improvement Retail Installment Contract secured by the aforesaid deed of trust, the first party has this day bargained and sold, and does hereby sell, transfer and convey unto the second party, its heirs and assigns , the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 12 of block P, on the map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said county, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wallace McClain and wife, Geraldine McClain by Deed from Louis Komisar of record in Book 4938, page 196, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, its heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption, homestead and dower and all other exemptions and rights of every kind expressly waived in the deed of trust.

And the first party, as Substitute Trustee, does hereby transfer, assign and set over unto the second party, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, but not further or otherwise.

8995 03/15 40.90- CHECK

Witness the signature of the first party on this the 9th day of March ,1979.

JOHN C. HESS,
Substitute Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Curry H. Baxter, a Notary Public for the aforesaid county and state, JOHN C. HESS, Substitute Trustee, the within named bargainor, with whom I am personally acquainted and who acknowledged himself to be Substitute Trustee by Substitution of Trustee duly authorized and executed and recorded in the Register's Office for Davidson County, and that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 9th day of March, 1979.

CURRY H. BAXTER,
Notary Public

My commission expires: 4/18/82

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $14,031.01.

Subscribed and sworn to before me this the 9th day of March, 1979.

CURRY H. BAXTER,
Notary Public

My commission expires: 4/18/82

F. I. 8. 7. 3. 4.

IDENTIF. REFERENCE

MAR 15 2 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5406 PAGE 205

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

14031.01- CAMT.
36.40 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 40.90-
8995A03/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 7. 3 4

T
IDENTIF. REFERENCE

MAR 15 2 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 70552