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

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FinanceAmerica Credit Corp.	SAME	92-10 #151
(NAME:)	(NAME:)	
P. O. Box 8207		11W-63815
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Chattanooga, TN 37411	BOOK 5773 PAGE 36	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This Deed, made and entered into on this the 29th day of June, 1981, by and between John C. Hess, acting as Substitute Trustee as hereinafter stated, party of the first part, and FinanceAmerica Credit Corporation, party of the second part:

W I T N E S S E T H:

That whereas, by Deed of Trust, dated October 6, 1980, executed by Robert Dixon to David N. Guinn, and recorded in Book 5661, page 769, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness thereby secured being overdue and unpaid, and the lawful owner and holder of said indebtedness having appointed John C. Hess as Substitute Trustee by written instrument as recorded in Book 5732, page 440, in the above mentioned Register's Office, the said Substitute Trustee, after due advertising as required by law and the terms of the Deed of Trust offered said land for sale at the door of the Courthouse on the 26th day of June, 1981, when and where FinanceAmerica Credit Corporation did bid the amount of $10,556.48, the total indebtedness due, owing and unpaid.

NOW, THEREFORE, the said John C. Hess, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the sum of $10.00 Dollars ($10.00) to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said FinanceAmerica Credit Corporation, its heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and more particular described as follows, to wit:

> Being Lot No. 48 on the Plan of I. L. Pendleton's Subdivision of Steger Home Place, as of record in Book 421, Page 106, Register's Office for said County.
>
> Said Lot No. 48 fronts 50 feet on the southerly side of Georgia Avenue (Formerly Douglas Street or Avenue and formerly Torbett Avenue), and runs back between parallel lines 150 feet to an alley.
>
> Being the same property transferred from Barbara Ann Gooch to Robert Dixon by Deed at Book 5661 Page 766, Register's Office for Davidson County, Tennessee.

To have and to hold said land and premises, together with all privileges and appurtenances thereto to them the said party of the second part and its heirs and assigns in as full and ample a manner as the said Substitute Trustee had power to convey the same. And the first party, as Substitute Trustee, does hereby transfer, assign and

CHECK
OK 22 04 DOC
8041

set over unto the second party, all 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.

In testimoney whereof, said John C. Hess, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature, the day and year first above written.

JOHN C. HESS

STATE OF TENNESSEE]
]
COUNTY OD DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John C. Hess, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1981.

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 $10,556.48.

JOHN C. HESS

Subscribed and sworn to before me this the 29th day of June, 1981.

NOTARY PUBLIC

My Commission expires 4/18/82

G 5.1-7.2 8

T
IDENTIF. REFERENCE

Jul 22 11 39 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5773 PAGE 38

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
			10506.43- CO	
			27.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	34.06-
			8041A07/22/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.1-7-2.8

T
IDENTIF. REFERENCE

JUL 22 11 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833901