Map-81-7
Par-415

This Instrument Was Prepared By:
KEVIN J. JONES
LOEWENSTEIN, ZIEGLER & BUFFALOE
1200 Third National Bank Building
Nashville, Tennessee 37219

BOOK 7077 PAGE 275

ADDRESS NEW OWNER:

United Companies Mortgage of Tennessee, Inc.
P. O. Box 100168
Nashville, Tennessee 37210

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 7443.27 .

AFFIANT

Subscribed and sworn to before me this the 22 day of Dec., 1986.

NOTARY PUBLIC

My commission expires: 4-19-87

7 5 5 3 5

IDENTIFICATION REFERENCE

Dec 22 2 16 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 30, 1983, of record in Book 6151, page 215, Register's Office for Davidson County, Tennessee, Ora Evans Dixon, conveyed the property hereinafter described to Richard E. Lipsey, as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Richard E. Lipsey, Trustee, was unable to serve as trustee, the lawful owner and holder of said note described in said mortgage, appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 6938, page 556, Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and, United Companies Mortgage of Tennessee, Inc., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four (4) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 20, November 27, December 4, and December 11, 1986, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record on Wednesday, December 17, 1986, at 12:00 noon at the main (South) door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, United Companies Mortgage of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of Seven Thousand Four Hundred Forty Three Dollars and 27/100 ($7,443.27); and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Seven Thousand Four Hundred Forty Three Dollars and 27/100 ($7,443.27) credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fee, and expenses incurred pursuant to said sale, do by these presents, sell and transfer and convey unto United Companies Mortgage of Tennessee, Inc., its successors and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 14 on the Map of Cephas Woodard Subdivision of Lots Nos 5 and 6, of the Woodard Plan, of Record in Book 161, page 174, Register's Office for said County.
>
> Said Lot No. 14 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.
>
> Being from the same property conveyed to Ora E. Dixon by deed from Esther Waller, of record in Book 4841, page 867, Register's office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said United Companies Mortgage of Tennessee, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 6151, page 215, Register's Office for Davidson County, Tennessee, and my appointment of record in Book 6938, page 556, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said United Companies Mortgage of Tennessee, Inc., its successors and assigns, all of the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereunto set his hand this 19th day of December, 1986.

ROBERT P. ZIEGLER
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this 22 day of December, 1986.

John E. Buffaloe, Jr.
NOTARY PUBLIC

My Commission Expires:

4-19-87

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

RECEIVED OF _____

FOR _____

BOOK 7077 PAGE 278

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			74[illegible]3.27- GAMT.	
			20.72 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK	30.22-
			9576312/22/86 BAL	.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 5 3 5

IDENTIFICATION REFERENCE

Dec 22 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No25694