This Instrument Was Prepared BY:

BOOK 7164 PAGE 538

KEVIN J. JONES, ESQ.
Loewenstein, Ziegler & Buffaloe
1200 Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

Ford Motor Credit Company
BNA Corporate Center
Building 200, Suite 205
Nashville, Tennessee 37217

Map 82-3
Par 349 Js

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $24,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 1987.

NOTARY PUBLIC

My commission expires: 1-10-89

02948

IDENTIFICATION REFERENCE

MAR 11 3 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

03/11 76.70- CHECK

768

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 12, 1985, of record in Book 6632, page 160, Register's Office for Davidson County, Tennessee, Moses L. Oatis and wife, Lillie Mai Oatis, conveyed the property hereinafter described to Attorneys Title Company as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Attorneys Title Company, 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 7095, page 641, 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 Ford Motor Credit Company, 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 newpaper on February 5, February 12, February 19, and February 26, 1987, 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 real estate taxes, and any other prior mortgages and valid liens of record on Wednesday, March 4, 1987, at 12:00 noon at the Main (South) door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ford Motor Credit Company was the highest and best bidder, the amount of its bid being in the sum of Twenty Four Thousand Dollars ($24,000.00); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the powers and authority contained in said Deed of Trust and in consideration of Twenty Four Thousand Dollars ($24,000.00) credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto Ford Motor Credit Company, its successors and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, referenced as Tract I within said deed of trust, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 76 and the south 1/2 of Lot 75 on the Plan of Sharpe & Horn's 1st Addition, as of record in Book 57, page 152, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 75 feet on the easterly side of Stainback Avenue and run back between parallel lines 153 feet to an alley, Lot No. 76 along the northerly margin of Vaughn Ave.

Being the same property conveyed to Moses L. Oatis by deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 5960, page 689, Register's Office for Davidson County, Tennessee. Also known as 1001 Stainback Avenue Nashville, Tennessee 37207.

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 Ford Motor Credit Company, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 6632, page 160, Register's Office for Davidson County, Tennessee, and my appointment of record in Book 7095, page 641, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Motor Credit Company, its successors and assigns, all of the right, 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 11th day of March, 1987.

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 therin contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 11th day of March, 1987.

Joy A. Morrow
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires:

1-10-89

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

RECEIVED OF _____

FOR _____

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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

240[illegible].00- CAMT.
67.20 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 76.70-
0768A03/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02948

IDENTIFICATION REFERENCE

MAR 11 3 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55915