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

ADDRESS NEW OWNER:

Map 92-5
Par 143.00

Credithrift of America, Inc.
5825 Charlotte Avenue
P. O. Box 90283
Nashville, Tennessee 37209

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of December, 1987.

NOTARY PUBLIC

My Commission Expire: 1-10-87

87 5 0 8.

IDENTIFI REFERENCE

DEC 3 2 33 PM '87

KEITH L. HILLSMAN, REGISTER
DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 14, 1986, of record in Book 6830, Page 963, Register's Office for Davidson County, Tennessee, Jrs. Loraine Merritt conveyed the property hereinafter described to Mike Phillips, as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Mike Phillips, Trustee, was unable to act as Truste under said deed of trust, and the undersigned was appointed as Substitute Trustee by an instrument of record in Book 7386, Page 12, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other convenants and agreements contained in said Deed of Trust and, Credithrift of America, 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 three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 5, November 12, and November 19, 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 taxes, and any other prior mortgages and liens of record on Tuesday, December 1, 1987 at 12:00 noon, at the main (South) door of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Credithrift of America, Inc. was the highest and best bidder, the amount of its bid being in the sum of Thirty Nine Thousand Dollars ($39,000.00); and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trsut and in consideration of Thirty Nine Thousand Dollars ($39,000.00) 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 fees, and expenses incurred pursuant to said sale, do by these presents, sell and transfer and convey unto Credithrift of America, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 in W.T. Gaither's Subdivision of the easterly half of Block 31 on the Plan of Midway, as of record in Book 547, Page 87, Register's Office for said County.
>
> Said Lot No. 8 fronts 50 Feet on the westerly side of 32nd Avenue North, formerly India Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Mrs. Loraine Merritt by deed from Nettie Cartwright, Jennie M. Lewis, Johnnie Tyree, James Henry Martin, and Herbert Martin, so heirs at law of Mattie Crawford deceased, as of record in Book 5014, Page 996, Register's Office for 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 Credithrift of America, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 6830, Page 963, Register's Office for Davidson County, Tennessee, and instrument recorded in Book 7386, Page 12, Register's Office of Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Credithrift of America, 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 the 2nd day of December, 1987.

ROBERT P. ZIEGLER
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

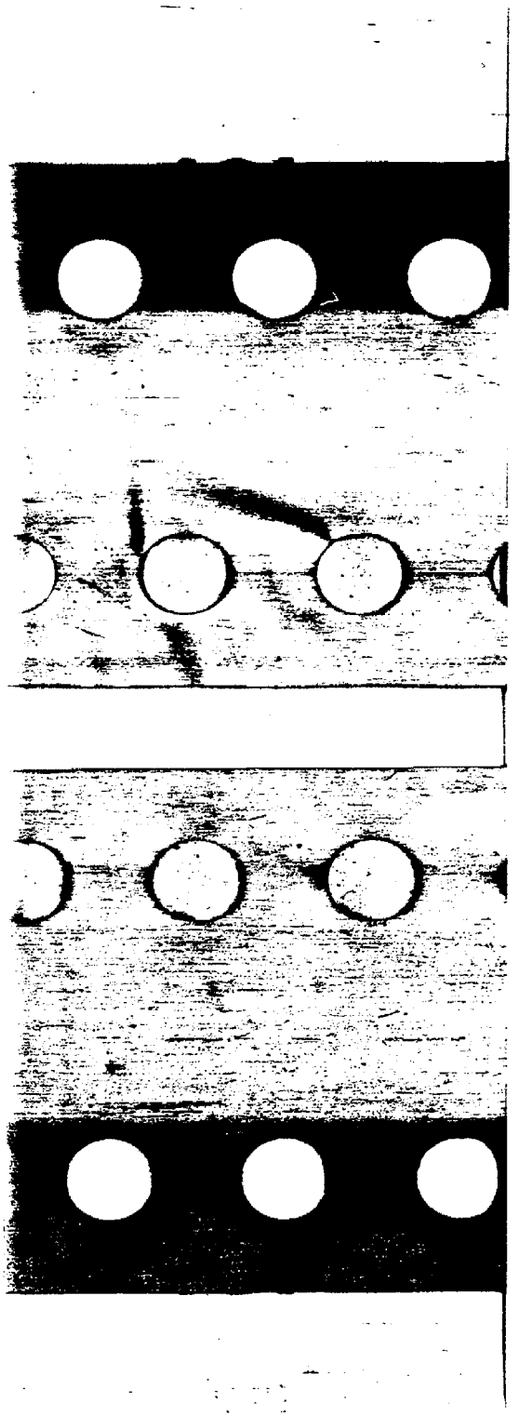
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 2nd day of December, 1987.

Jay A. Morrow
NOTARY PUBLIC

JAY A. MORROW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-10-89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7417 PAGE 963

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

39000.00- CAMT.
109.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 118.70-
B368A12/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8750 8

IDENTIFICATION REFERENCE

Dec 3 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41446