BOOK 7476 PAGE 691

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

9764 02/25 0101 03CHECK 114.50

Map 82-3
Par. 350

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of February, 1988.

NOTARY PUBLIC

My Commission Expire: 1-10-89

0757.4

IDENTIFICATION REFERENCE

Feb 25 12:57 PM '88

RECEIVED

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 act as Trustee under said deed of trust, and the undersigned was appointed as Substitute Trustee by an instrument of record in Book 7095, page 641, 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, 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 newspaper on January 21, 28, February 4, and 11, 1988, 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, February 17, 1988 at 12:00 noon, at the main (South) door of the Courthouse, 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 Thirty Seven Thousand Five Hundred Dollars ($37,500.00); 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 Seven Thousand Five Hundred Dollars ($37,500.00) 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 Ford Motor Credit Company, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Lot No. 74 on the northerly one-half of Lot No. 75 on the Plan of Sharpe & Horn's First Addition to Northeast Nashville as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 and part of Lot No. 75 adjoin and front together 75 feet on the easterly margin of Stainback Avenue, and run back between parallel lines 153 feet to an alley.

Being the same property conveyed to Moses L. Oatis and wife Lillie Mai Oatis by deed from Edna R. Dixon, unmarried of record in Book 3945, page 689, Register's Office for Davidson County, Tennessee. Also known as 1005 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 instrument recorded in Book 7095, page 641, Register's Office of Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Motor Credit Company, 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 19th day of February, 1988.

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, Substitute Trustee, 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 19th day of February, 1988.

Joy A. Morrow
NOTARY PUBLIC

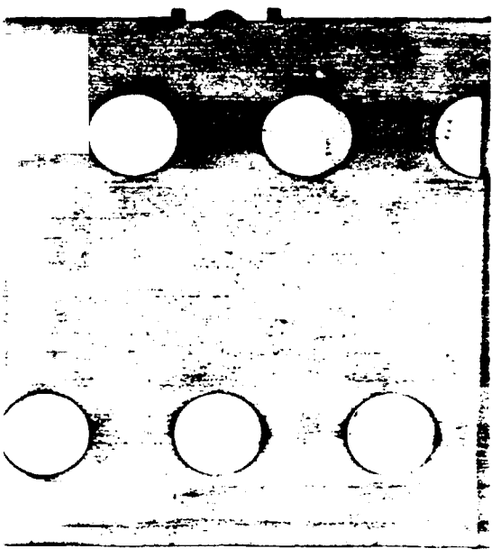
JOY A. MORROW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-10-89

OFFICIAL RECEIPT

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



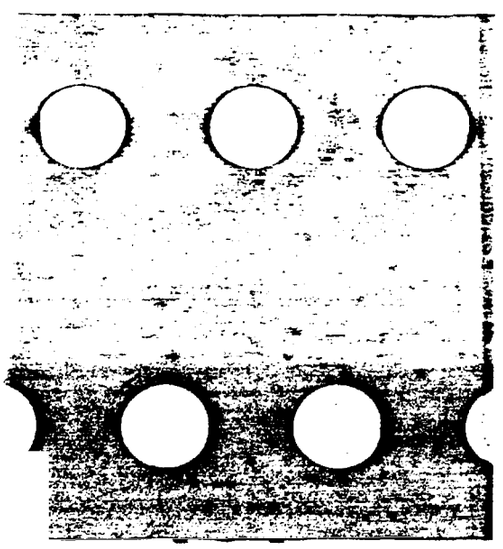
RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 694

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

SMT	37500.00
CON TX	105.00
PRFEE	0.50
WDEED	9.00
TOTAL	114.50
CHECK	114.50

02/25/88 01 12:51 0001 9964

0 7: 5 7: 4

IDENTIFI REFERENCE

FEB 25 12 47 PM '88

DAVIDSON COUNTY, TN

No. 64701