M/P 119-01-0 074.00

BOOK 7480 PAGE 525

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
United Companies Mtg. of Tennessee, Inc. P. O. Box 100168 Nashville, TN 37210	Same	John H. Lowe Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 19, 1986, of record in Deed Book 6789, Page 838, Register's Office for Davidson County, Tennessee, Dorothy Rean Simpson Perry Woodard, Ernest J. Simpson, Sheila R. Simpson and Reginald R. Simpson, conveyed certain real property therein described to Robert Ziegler, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated November 9th, 1987, John H. Lowe was appointed Substitute Trustee to serve in the place and stead of Robert Ziegler, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7401, Page 42, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on February 4, 1988, and thereafter on February 11, 1988, and February 18, 1988, which notice of sale advertised the sale of the property hereinafter described for February 25, 1988, at 1:00 P.M.; and

WHEREAS, on February 25, 1988 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Eighteen Thousand Five Hundred and 00/100 Dollars ($18,500.00), subject to first mortgage, from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto United Companies Mortgage of Tennessee, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 62.5 feet on the southerly margin of Paris Avenue and

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DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
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extends back between parallel lines 130 feet to an alley in the rear measuring 62.5 feet thereon.

This is improved property known as 1405 Paris Ave., Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Substitute Trustee, do hereby transfer, assign and set over unto said United Companies Mortgage of Tennessee, Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 29th day of February, 1988.

John H. Lowe
Substitute Trustee

1427 03/01 0101 03CHECK 85.46

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 1988, before me personally appeared John H. Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Higgs
Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

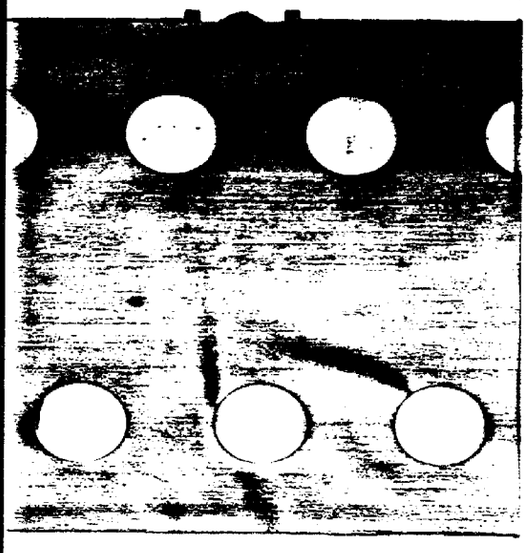
The actual consideration for this transfer or value of the property (whichever is greater) is $28,209.21. This is equal to or greater than the property would bring at a fair and voluntary sale.

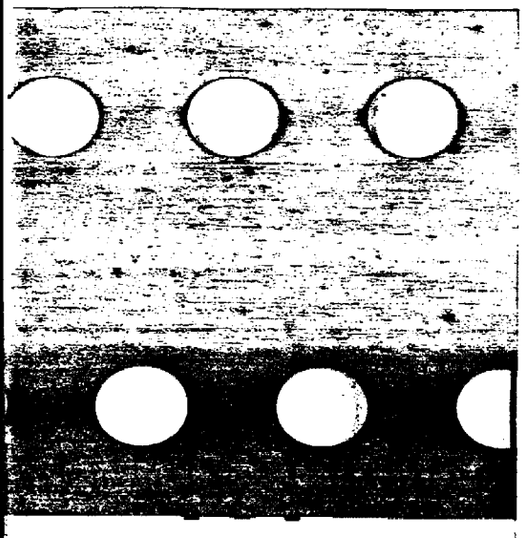
AFFIANT

Sworn to and subscribed before me this 29th day of February, 1988.

Rebecca A. Higgs
Notary Public

My commission expires: 7-17-88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 527

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
				CAMT 28208.21
				CON TX 78.96
				PRFEE 0.50
				WDEED 6.00
				TOTAL 85.46
				CHECK 85.46
03/01/88	01			13:26 0001 1427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFI REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66134