BOOK 7521 PAGE 531

Map & Par# 050-15-0 191.00

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
USA Financial P.O. Box 1008 Madison, TN 37115	Same	John H. Lowe 04/20 0101 03CHECK 122.98 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 5, 1985, of record in Book 6603, Page 8, Register's Office for Davidson County, Tennessee, Roderick A. Thomas and wife, Angelyn Thomas, conveyed certain real property therein described to David W. McMackin, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated December 30, 1987, John H. Lowe was appointed Substitute Trustee to serve in the place and stead of David W. McMackin, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7487, Page 166, 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 March 24, 1988, and thereafter on March 31, 1988, and April 7, 1988, which notice of sale advertised the sale of the property hereinafter described for April 14, 1988, at 1:15 P.M.; and

WHEREAS, on April 14, 1988 at 1:15 P.M., at the South door of the Metropolitan Davidson County Courthouse in Nashville, 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 Forty-One Thousand Five Hundred Fifty-Five and 77/100 Dollars ($41,555.77), 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 USA Financial, 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. 448 on the plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roderick Thomas and wife, Angelyn Thomas by deed from Linda S. Hawkins (Linda S. Hawkins Jones) of record in Book 6408, page 181, Register's Office for Davidson County, Tennessee.

This is improved property known as 3188 Robwood Dr., Nashville, TN 37204.

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 Trustee, do hereby transfer, assign and set over unto said USA Financial, 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 Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 19th day of April, 1988.

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 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. Wiggs
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 $41,555.77. This is equal to or greater than the property would bring at a fair and voluntary sale.

John H. Lowe
AFFIANT

Sworn to and subscribed before me this 19th day of April, 1988.

Rebecca A. Wiggs
Notary Public

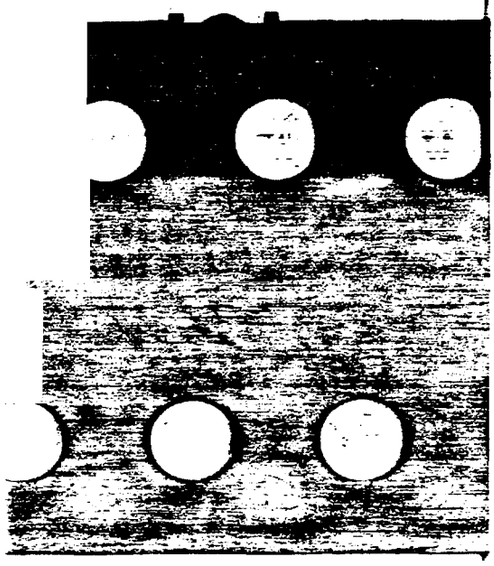
My commission expires: 7-17-88

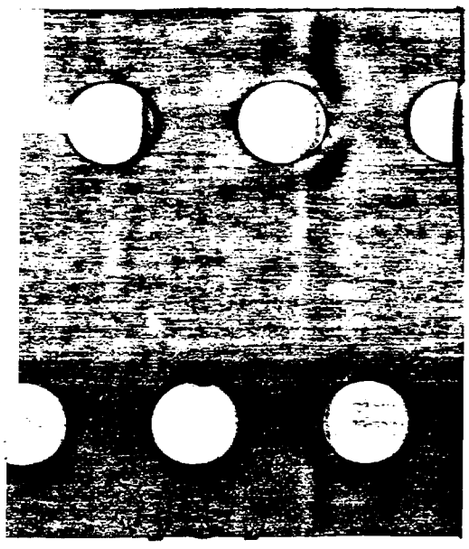
22946

IDENTIFICATION REFERENCE

APR 20 9 50 AM '88

WILLIAM L. WILSON, REGISTER
DAVIDSON COUNTY TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7521 PAGE 533

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22946

IDENTIFI REFERENCE

APR 20 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHKT	41555.77
CON TX	116.48
PRFEE	0.50
WDEED	6.00
TOTAL	122.98
CHECK	122.98

04/20/88 01 09:52 0001 6286

No. 82406