Box 51

This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 1502 Parkway Towers
404 James Robertson Parkway
Nashville, TN 37219

Send Tax Bills To:
USA Financial Services, Inc.
P.O. Box 140643
Donelson, TN 37214

M/P 71-16-280.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated June 28, 1985, executed by Charlene Brown to Britt Linville, Trustee, and of record in Trust Deed Book 6600, Page 92, Register's Office for Davidson County, Tennessee, the said Charlene Brown conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein to WFC Financial Services; and

WHEREAS, USA Financial Services, Inc. is the successor in interest to WFC Financial Services; and

WHEREAS, Roy C. DeSha, Jr., was appointed Substitute Trustee in said Deed of Trust by instrument of record in Trust Deed Book 7552, Page 276, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for four (4) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:15 p.m., on June 24, 1988, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $ 13,000.00 , cash, said offer and bid having been made by USA FINANCIAL SERVICES, INC. ;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the said _____ USA FINANCIAL SERVICES, INC. , its successors, heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 348 and the northerly 20 feet of Lot No. 349 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 348 and the northerly part of Lot No. 349 front together 50 feet on the westerly side of North 9th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Charlene Brown, by Quit Claim Deed from Linda Brown, Gwendolyn Brown, Darrell Brown, of record in Book 6095, page 201, Register's Office of Davidson County, Tennessee.

This is improved property known as 1214 Montgomery Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said USA FINANCIAL SERVICES, INC. 0633 06/28 0101 03CHECK, 42.90 its successors, heirs and assigns forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and further or otherwise.

WITNESS my hand this 27th day of June, 1988.

44479

IDENTIFICATION JUN 28 1 04 PM '88 FEE $ WILSON W. PITTS REGISTER DAVIDSON CO., TN

Roy C. DeSha, Substitute Trustee

Roy C. DeSha, Jr., Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of June, 1988.

WILLIAM R. FERGUSON, JR. NOTARY PUBLIC DAVIDSON CO., TN

Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 13,000.00.

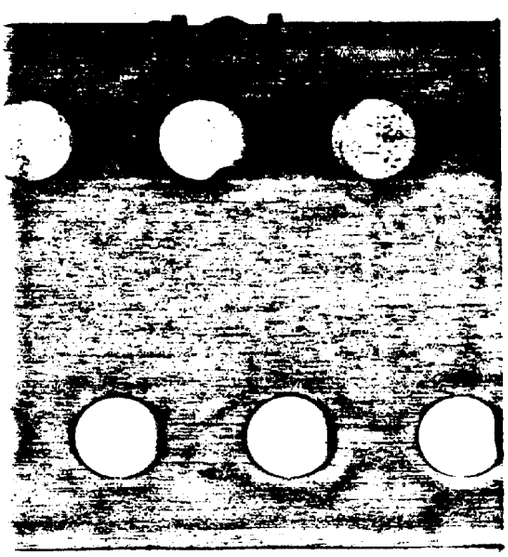
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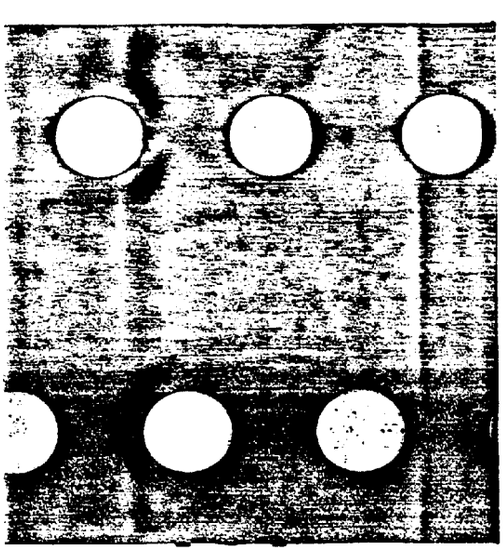
Subscribed and sworn to before me this 27th day of June, 1988.

WILLIAM R. FERGUSON, JR. NOTARY PUBLIC DAVIDSON CO., TN

Notary Public

My Commission Expires: 3-3-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7585 PAGE 238

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 13000.00
				CON TX 36.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 42.90
				CHECK 42.90
06/28/88		01		13:05 0001 0633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44479

IDENTIFT REFERENCE

JUN 28 1 04 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 107399