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

BOOK 7623 PAGE 194

ADDRESS NEW OWNER:

Credithrift of America, Inc.
121 Gallatin Road North
P. O. Box 1158
Madison, TEnnessee 37115

Map 82-4
Par 41 Jo

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,029.00

AFFIANT

Subscribed and sworn to before me, this the 10th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 9/20/90

57411

AUG 10 10 46 AM '88

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed July 16, 1984, of record in Book 6338, Page 799, Register's Office for Davidson County, Tennessee, James M. Jenkins and wife, Patricia L. Jenkins, conveyed the property hereinafter described to Jeanetta Walsh, as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Jeanetta Walsh, 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 7581, Page 602, 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, Kevin J. Jones, 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 June 30, July 7, 14, and 21, 1988.

WHEREAS, pursuant to said notice, I, the undersigned, Kevin J. Jones, 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, July 27, 1988 at 12:00 noon, at the front 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 it's bid being in the sum of Nineteen Thousand, Twenty Nine Dollars ($19,029.00); and

NOW, THEREFORE, I, Kevin J. Jones, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Nineteen Thousand, Twenty Nine Dollars ($19,029.00) 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. , it's successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 239 and 240 on the map of Oakwood Park, of record in Book 421, page 12, in the Register's Office for said County.

Said Lots No. 239 and 240 front 62 feet on the easterly side of North 7th Street and run back between parallel lines for 165 feet to an alley.

Being the same property conveyed to James M. Jenkins and wife, Patricia L. Jenkins, by deed of record in Book 4431, page 341 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1123 North 7th Street, 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 Credithrift of America, Inc., it's successors and assigns, forever.

I, Kevin J. Jones, Substitute Trustee, under the said Deed of Trust of record in Trust Book 6338, Page 799, Register's Office for Davidson County, Tennessee, and pursuant to my appointment of record in Book 7581, Page 602, Register's Office, Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Credithrift of America, Inc., it's 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 Kevin J. Jones, Substitute Trustee, has hereunto set his hand, this the 10th day of August, 1988.

KEVIN J. JONES
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

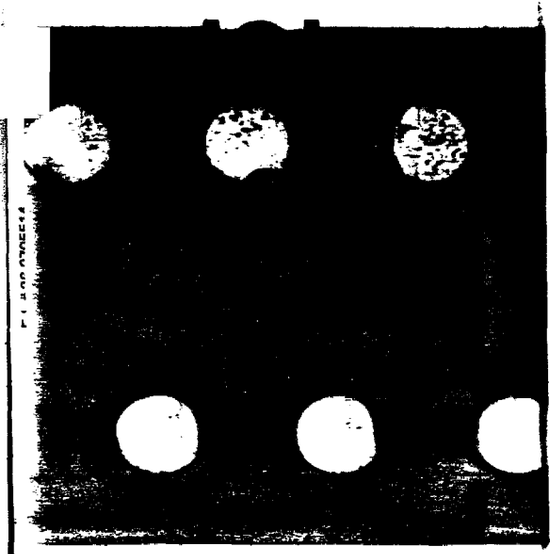
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kevin J. Jones, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein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

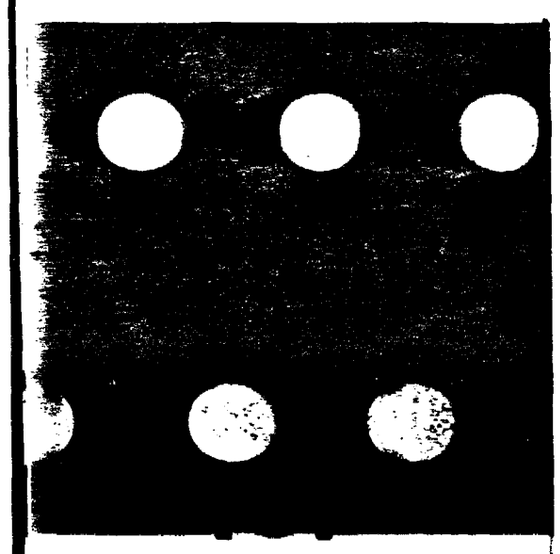
WITNESS my hand and official seal at offices in Nashville, Tennessee, this 10th day of August, 1988.

Dan D. Marshall Barker
NOTARY PUBLIC

My Commission Expires:

9/27/90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7623 PAGE 197

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 19029.00
CON TX 62.70
PRFEE 0.50
WDEED 9.00
TOTAL 72.20
CHECK 72.20

08/10/88 01 10:47 0001 5555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 4 1 1

IDENTIFICATION REFERENCE

AUG 10 10 46 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122124