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

BOOK 7706 PAGE 195

8752 11/17 0101 01CASH 42.50

ADDRESS NEW OWNER:

Credithrift of America, Inc.
P. O. Box 144
343 Lebanon Road, Suite 101
Hermitage, Tennessee 37076

SEND TAX BILLS:

Same

MAP- 82-7
Par. 39 ML

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 9/20/90

86394

Nov 17 2 11 PM '88

PUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 2, 1986, of record in Book 6876, Page 588, Register's Office for Davidson County, Tennessee, James T. Benton and wife, Shirley Benton, conveyed the property hereinafter described to F. E. Wright, as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said F. E. Wright, 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 7553, Page 378, 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 covenants 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 October 20, 27, and November 3, and 10, 1988, respectively;

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, November 16, 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 its bid being in the sum of Ten (10) Thousand Dollars ($10,000.00); 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 Ten (10) Thousand Dollars ($10,000.00) 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., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 120 in Lindsley Addition, as of record in Book 57, Page 25, Register's Office for said County.

SAID Lot No. 120 fronts 50 feet on the easterly side of North Second Street and runs back between parallel lines, 174-3/4 feet, more or less, to an alley.

BEING the same property conveyed to James T. Benton by deed from Joe B. Webb and wife, Nancy J. Webb, as of record in Book 6025, Page 167, Register's office for Davidson County, Tennessee.

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., its successors and assigns, forever.

I, Kevin J. Jones, Substitute Trustee, under the said Deed of Trust of record in Book 6876, Page 588, Register's Office for Davidson County, Tennessee, and under appointment of Substitute Trustee recorded in Book 7553, Page 378, Register's Office of Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Credithrift of America, Inc., 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 Kevin J. Jones, Substitute Trustee, has hereunto set his hand, this the 17th day of November, 1988.

KEVIN J. JONES
Substitute Trustee

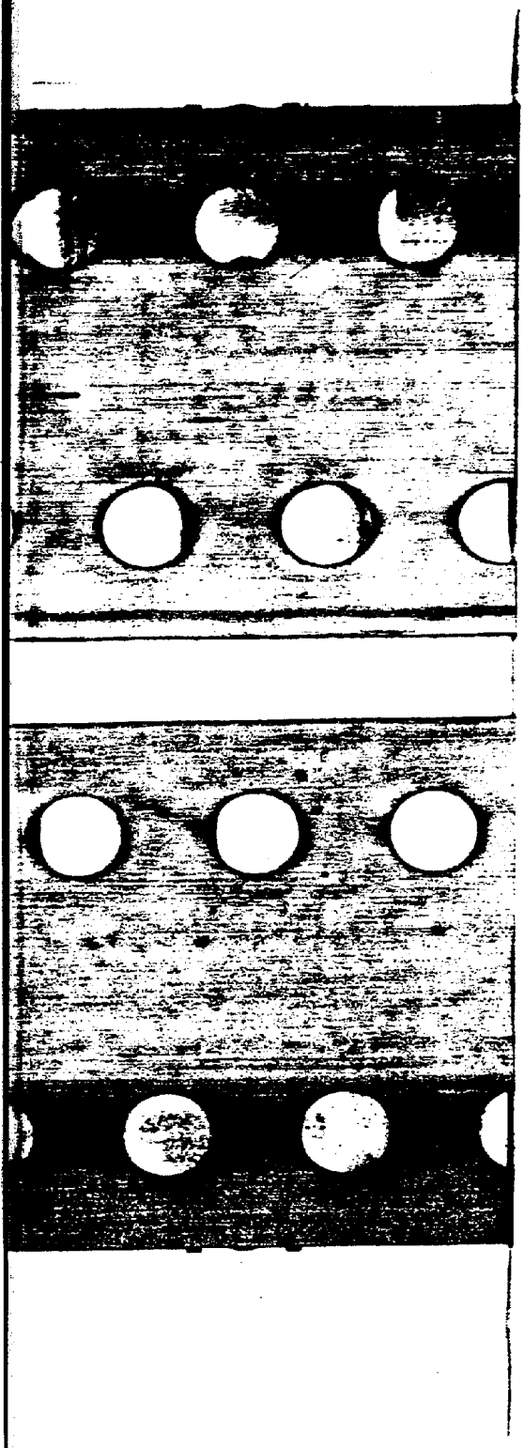
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 the 19th day of November, 1988.

Dan D. Marshall Baker
NOTARY PUBLIC

My Commission Expires:
9/27/90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7706 PAGE 198

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	10000.00
CON TX	33.00
PRFEE	0.50
MBEED	9.00
TOTAL	42.50
CASH	42.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/17/88 01 14:14 0001 8752

8.6394

IDENTIFICATION REFERENCE

Nov 17 2 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 155302