Ext

Lot 2 073-13-0 144.00

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
United Companies Financial Corporation P. O. Box 1396 Madison, TN 37115	Same	D. Ronald Ingram Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

P039 05/24 0101 03CHECK 260.63

SUBSTITUTE TRUSTEE'S DEED BOOK 7848 PAGE 59

WHEREAS, by Deed of Trust dated June 22, 1988, of record in Deed Book 7585, Page 144, Register's Office for Davidson County, Tennessee, Robert Brown and Ronnie G. Brown and wife, Darlene Brown, conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated March 31, 1989, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Joe E. Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7814, Page 612, 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 April 27, 1989, and thereafter on May 4, 1989, and May 11, 1989, which notice of sale advertised the sale of the property hereinafter described for May 18, 1989, at 1:00 P.M.; and

WHEREAS, on May 18, 1989 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 Seventy-Six Thousand One Hundred Thirty-Three and 42/100 Dollars ($76,133.42), subject to the 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, Ingram and Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto United Companies Financial Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

1813 Rosebank Avenue:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

5521

RUSH

MAY 24 11 13 AM '89

Said Lot No. 7 front 88 feet on the southerly margin of Rosebank Avenue, and runs back between lines measuring 142 feet on the easterly side and 157.5 feet on the westerly side to a dead line in the rear on which it measures 62.0 feet.

Being the same property conveyed to Robert Brown and wife, Wilma Inez A. Brown by deed from Neal J. Hardy of Washington, D.C., as Federal Housing Commissioner of record in Book 3459, Page 12, Register's Office for Davidson County, Tennessee. The said Wilma Inez A. Brown having since died.

2702 Traughber Drive:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 47 fronts 67 feet on the southerly margin of Traughber Drive and extends back 158.7 feet on the westerly line and 160.2 feet on the easterly line, to a line in the rear measuring 67.1 feet thereon.

Being the same property conveyed to Ronnie G. Brown and wife, Darlene Brown by deed from William E. Hood of record in Book 7453, Page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as 1813 Rosebank Avenue, Nashville, Tennessee 37216 and 2702 Traughber Drive, Nashville, Tennessee 37206.

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, Ingram and Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said United Companies Financial Corporation, 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 22nd day of May, 1989.

INGRAM & LOWE ATTORNEYS

BY: D. Ronald Ingram
D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 1989, before me personally appeared D. Ronald Ingram, 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. Weggel
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

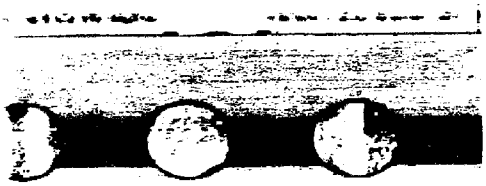
The actual consideration for this transfer or value of the property (whichever is greater) is $76,133.42. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 22nd day of May, 1989.

Rebecca Ann Briggs
Notary Public

My commission expires: 5-20-92



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

RECEIVED OF _____

FOR _____

BOOK 7848 PAGE 62

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 76113.42
CON TX 251.13
PRFEE 0.50
WDEED 9.00
TOTAL 260.63
CHECK 260.63

05/24/89 01 11:12 0001 9239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35521

IDENTIFICATION REFERENCE

MAR 24 11 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 212619