Box 63

Tract 1
M/P 081-08-0 380.00
Tract 2
M/P 081-09-0 378.00
Tract 3
M/P 081-09-0 377.00

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
C & S Family Credit BNA Corporate Center 404 BNA Dr. Building 200, Suite 302 Nashville, TN 37217	Same	John H. Lowe Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

BOOK 7860 PAGE 934

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 27, 1989, of record in Deed Book 7689, Page 953, Register's Office for Davidson County, Tennessee, Martin F. Nocton, Jr. and wife, Rubye L. Nocton, conveyed certain real property therein described to Pro Title Services, Inc., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 24, 1989, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Pro Title Services, Inc., pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7830, Page 620, 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 May 11, 1989, and thereafter on May 18, 1989, and May 25, 1989, which notice of sale advertised the sale of the property hereinafter described for June 1, 1989, at 1:15 P.M.; and

WHEREAS, on June 1, 1989 at 1:15 P.M., at the front 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 One Hundred Thirteen Thousand Eight Hundred Sixteen and 07/100 Dollars ($113,816.07), 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 & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto C & S Family Credit, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

TRACT 1

Being the rear or westerly part of Lots Nos. 222 and 224 on the Map of North Nashville Real Estate Company's Plat of Lots, as of record in Book 21, page 105, Register's Office for said County. Said part of said Lots fronts 40 feet

on the North side of Garfield Street and runs back between parallel lines along the east margin of an alley 103 feet 11 inches to the South line of Lot No. 226.

Being the same property conveyed to Martin F. Nocton, Jr., married, by deed from Mid-State Homes, Inc., dated May 3, 1982, of record in Book 5894, page 177, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Garfield, Nashville, Tennessee.

TRACT 2

Being the North 20 feet of Lot No. 221 and the South 15 feet of Lot No. 223 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 35 feet on the east side of 8th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyd to Martin F. Nocton, Jr., by Deed from Thomas Dixon Temple and wife, Julia Marie Temple, dated October 17, 1980, of record in Book 5668, page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as 1700½ 8th Ave. N., Nashville, Tennessee.

TRACT 3

Being the northern 35 feet of Lot No. 223 in North Nashville Real Estate Company's Plan of Lots, of record in Book No. 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 223 fronts 35 feet on the east side of 8th Avenue North (formerly McGavock Avenue) and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Martin F. Nocton, Jr., by Deed from William B. McCord and wife, Mary Alice McCord, dated August 13, 1982, of record in Book 5925, page 603, Register's Office for Davidson County, Tennessee.

This is improved property known as 1702 8th Ave. N., Nashville, Tennessee.

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 & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said C & S Family Credit, 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 5th day of June, 1989.

INGRAM & LOWE ATTORNEYS

BY: John H. Lowe

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 1989, 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: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $113,816.07. 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 5th day of June, 1989.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

3975.4

IDENTIFICATION

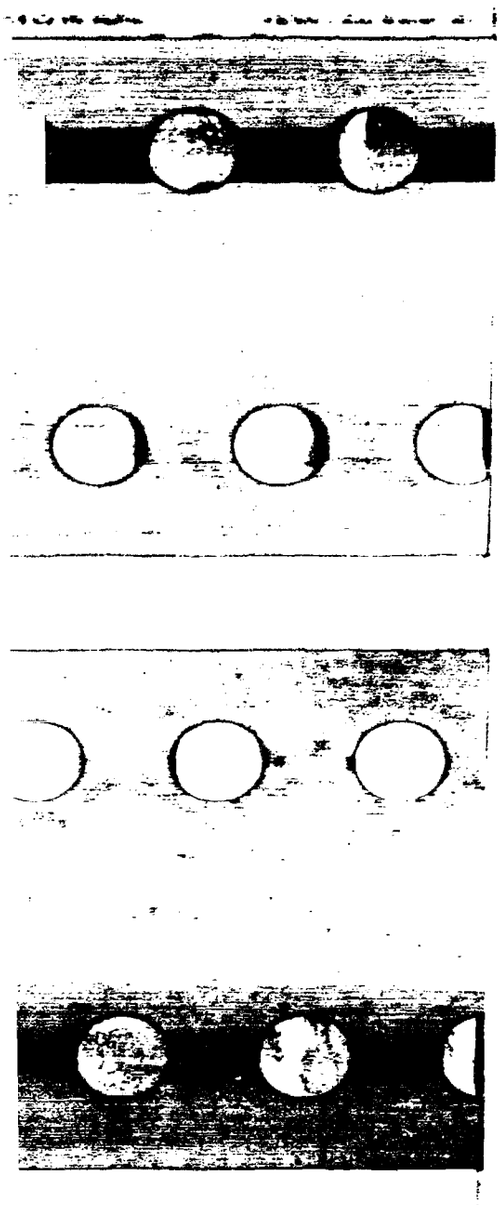
JUN 8 2 33 PM '89

FELIX Z WILSON REGISTER

3975.04 CHECK 0101 06/08/89 $512

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7860 PAGE 937

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	113816.07
			CON TX	375.54
			PRFEE	0.50
			WDEED	9.00
			TOTAL	385.04
			CHECK	385.04

06/08/89 01 14:34 0001 3312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3975 4

IDENTIFICATION REFERENCE

JUN 8 2 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 217660