M/P 082-03~ 481.00

BOOK 7863 PAGE 7

ADDRESS NEW OWNER:

C & S Family Credit, Inc.
404 BNA Drive
Guilding 200, Suite 302
Nashville, TN 37217

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

John H. Lowe
Attorney at Law
405 Two Mile Pike
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 28, 1988, of record in Deed Book 7713, Page 957, Register's Office for Davidson County, Tennessee, Roger W. Evans and wife, Gloria A. Evans, 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 May 2, 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 7836, Page 61, 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 18, 1989, and thereafter on May 25, 1989, and June 1, 1989, which notice of sale advertised the sale of the property hereinafter described for June 8, 1989, at 1:30 P.M.; and

WHEREAS, on June 8, 1989 at 1:30 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 Thirty-Seven Thousand Three Hundred Eighty-Eight and 53/100 Dollars ($37,388.53), 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:

BEING Lot No. 24 on the Plan of Sharpe & Crutcher's Addition to East Nashville as of record in Book 57, page 82, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the westerly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Roger W. Evans and wife, Gloria A. Evans, the Grantors herein, by Deed from Michael S. Kaszyski, Jr. and wife, Dorothy G. Kaszyski, dated June 19, 1986, of record in Book 6906, page 691, Register's Office for Davidson County, Tennessee.

This is improved property known as 908 North 5th Street, Nashville, TN 37207.

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 9th day of June, 1989.

INGRAM & LOWE ATTORNEYS

BY: John H. Lowe
John H. Lowe
Substitute Trustee

40471

JUN 12 2 59 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th 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

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY

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 $37,388.53. This is equal to or greater than the property would bring at a fair and voluntary sale.

John H. Lowe
AFFIANT

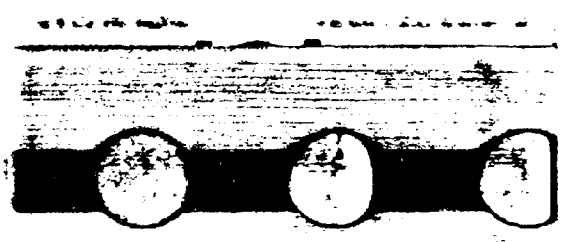
Sworn to and subscribed before me this 9th day of June, 1989.

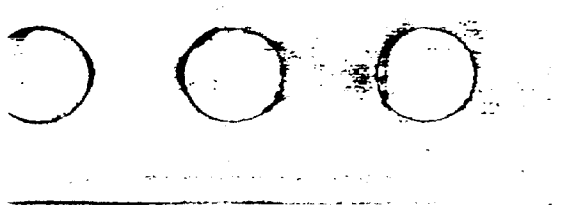
Rebecca A. Wiggs
Notary Public

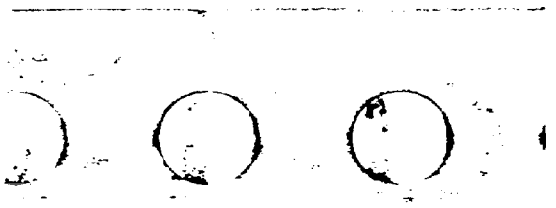
REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY

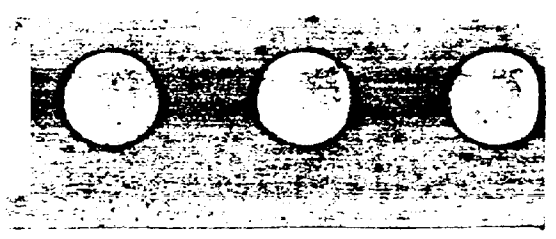
My commission expires: 5-20-92

4197 06/12 0101 03CHECK 129.92









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7863 PAGE 9

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 37388.53

CON TX	123.42
PRFEE	0.50
WDEED	6.00
TOTAL	129.92
CHECK	129.92

06/12/89 01 15:01 0001 4197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40471

IDENTIFICATION

JUN 12 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 218535