This Instrument Was Prepared By:
KEVIN J. JONES, Attorney
LOWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 7948 PAGE 228

ADDRESS NEW OWNER:

United Companies Mortgage of
Tennessee, Inc.
P.O. Box 110729
Nashville, Tennessee 37211

Map 71-11
Par. 295

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,250.00

AFFIANT

Subscribed and sworn to before me this the 24th day of September, 1989.

NOTARY PUBLIC

My Commission Expires: 7/11/1990

6 9 8 6 2

IDENTIFICATION REFERENCE

SEP 28 2 34 PM '89

DAVIDSON COUNTY, TN

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 17, 1987, of record in Book 7356, page 663, Register's Office for Davidson County, Tennessee, Bobby R. Woodard and wife, Donna Faye Woodard, conveyed the property hereinafter described to Joe E. Phillips as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Joe E. Phillips, 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 7919, page 807, 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 United Companies Mortgage of Tennessee, Inc., the lawful owner and holder of said indebtedness, having declared all 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, Robert P. Ziegler, Sutstitute 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 August 31, 1989 and September 7, 14, and 21, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, September 27, 1989, at 10:00 a.m. at the main (front) door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, United Companies Mortgage of Tennessee, Inc., was the highest and best bidder, the amount of its bid being in the sum of Fifty Five Thousand Two Hundred Fifty Dollars ($55,250.00); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fifty Five Thousand Two Hundred Fifty Dollars ($55,250.00) credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, substitute trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto United Companies Mortgage of Tennessee, Inc., the following described tract of land in Davidson County, Tennessee, described as follows:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, known as lot 3 of Lischey Place Subdivision, Plat Book 6200, page 439, Register's Office for Davidson County, Tennessee, more accurately described as follows:

BEGINNING at a concrete mmonument on the northerly right of way of Edith Avenue 381 West of the center of Lischey Avenue, said monument being the most southwesterly corner of herein described Tract and being the most southwesterly corner of said subdivision; thence with the westerly line of said subdivision North 08° 25' 37" East 162.08 feet to an iron pin; thence with the northerly line of said subdivision South 80° 26' 59" East 164.12 feet to an iron pin; thence South 06° 17' 24" West 155.83 feet to an iron pin the in the northerly margin of Edith Avenue; thence with said margin North 86° 00' 00" West 170.03 feet to the point of beginning containing .59 acres, more or less.

Being the same property conveyed to Bobby R. Woodard and wife, Donna Faye Woodard by deed from C.R. McWhirter and wife, Mary C. McWhirter of record in Book 7093, Page 231, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all restrictions of prior 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 United Companies Mortgage of Tennessee, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7356, page 663, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said United Companies Mortgage of Tennessee, 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 Robert P. Ziegler, Substitutute Trustee, has hereto set his hand, this the 27th day of September, 1989.

ROBERT P. ZIEGLER
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 Robert P. Ziegler, Substitute Trustee, 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 27th day of September, 1989.

Ann M. Symonds
NOTARY PUBLIC

My Commission Expires:
March 11, 1990

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 231

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

MAMT 55250.00
ERR CO
MAMT 55250.00-
CAMT 55250.00
CON TX 182.16
PRFEE 1.00
RECORD 9.00
TOTAL 192.16
CHECK 192.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/28/89 01 14:34 0001 9113

IDENTIFICATION REFERENCE 69862

SEP 28 2 34 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253051