BOOK 7958 PAGE 201

M/P 018-12-0-A 007

ADDRESS NEW OWNER

United Companies
Financial Corporation
P. O. Box 1396
Madison, TN 37115

SEND TAX BILLS TO

Same

THIS INSTRUMENT PREPARED BY:

INGRAM & LOWE ATTORNEYS
405 Two Mile Pike
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 20, 1988, of record in Book 7664, Page 708, Register's Office for Davidson County, Tennessee, John W. Pitt and wife, Mary Pitt, 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 August 29, 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 7933, Page 568, 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 September 14, 1989, and thereafter on September 21, 1989 and September 28, 1989, which notice of sale advertised the sale of the property hereinafter described for October 5, 1989, at 1:00 P.M.; and

WHEREAS, on October 5, 1989 at 1:00 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 Thirty Two Thousand Four Hundred Thirty and 47/100 Dollars ($32,430.47), 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 United Companies Financial Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Situated in the Davidson County, Tennessee, Lots 6, 7, 8, and 9 of Emerald Cove Subdivision as found and recorded as being as a Plat in Book 6900, Page 630 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John W. Pitt by deed from Drodie Wilkinson of record in Book 7654, Page 903, Register's Office for Davidson County,

7301 1

IDENTIF. TREFERENCE

OCT 10 3 36 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN

RUSH

Tennessee.

This is improved property as 917 Barnett, Goodlettsville, TN 37072.

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.

Ingram & 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 6th day of October, 1989.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

By: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 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.

Nancy W. Lowe
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

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 $32,430.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

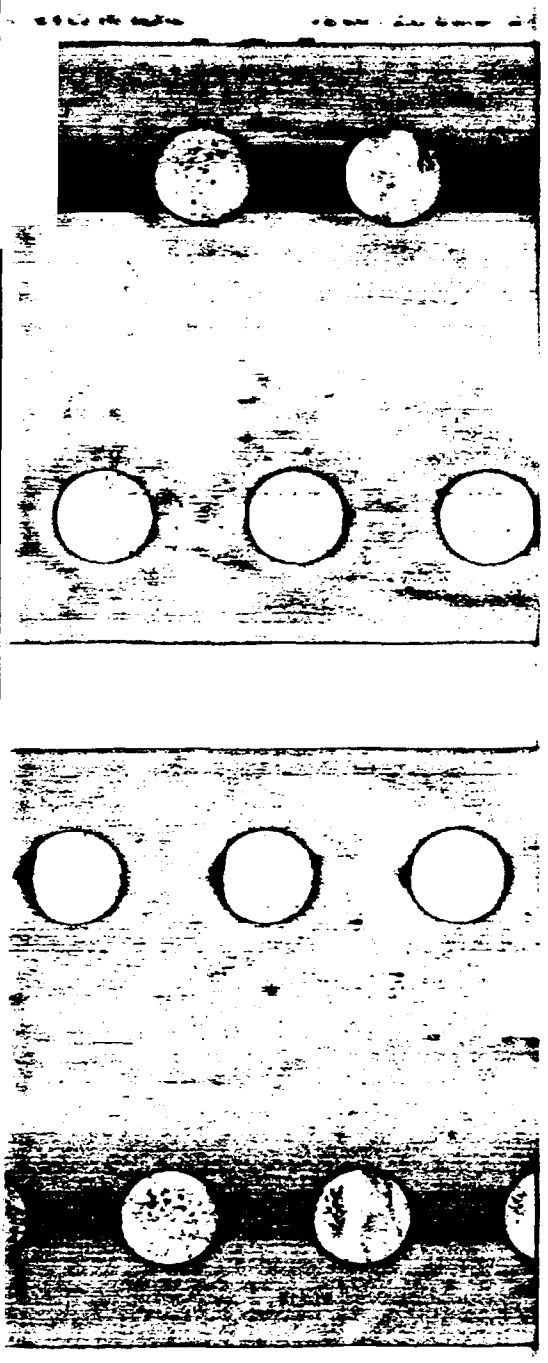
Sworn to and subscribed before me this 6th day of October, 1989.

Nancy W. Lowe
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

My commission expires: 5-20-92

4529 10/10 0101 03CHECK 113.92



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

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 203

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	31430.00
CON TX	106.92
PRFEE	1.00
WDEED	6.00
TOTAL	113.92
CHECK	113.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/10/89 01 15:37 0001 4529

7301 1

IDENTIF. REFERENCE

OCT 10 3 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256736