File 40

SEND TAX BILLS TO:
Associates Collection Center
Two Vantage Way Metro Center
Suite 508
Nashville, Tennessee. 37228

Map 119-1
Par. 486
6DA-15304

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

TRUSTEE'S DEED BOOK 7964 PAGE 759

WHEREAS, under a Deed of Trust dated May 17, 1988, and recorded in Book 7547, page 908, Register's Office, Davidson County, Tennessee, James W. Stinson, unmarried conveyed to R.W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 25, 1989 and recorded in Book 7945, page 271, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, (Affidavit of Publication attached hereto) said advertisement appearing in the editions of said newspaper under the dates of September 28th, October 5th, and 12th, 1989 stating that on October 20, 1989, at 11:00 A.M. at the front or South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said

real property, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company, Inc. for $34,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Associates Financial Services Company, Inc., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Being Lot No. 83 on the Map of Subdivision of Lots Nos. 7, 8, 9, 10, and parts of other lots in Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.
>
> Being the same property conveyed to James W. Stinson, unmarried, by Deed from Robert Grady Shotwell and wife, Grace Ann Shotwell, of record in Book 5085, page 362, Register's Office of Davidson County, Tennessee.

This is improved property located at 117 Valeria Street, Nashville, Tennessee. 37210.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 20th day of October, 1989.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20th day of October, 1989.

Johnnie A. Andrews

MY COMMISSION EXPIRES 3/11/90 NOTARY PUBLIC

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Robert F. Doyle 125.20

Affiant

Subscribed and sworn to before me, this 20th day of October, 1989.

Johnnie A. Andrews

MY COMMISSION EXPIRES 3/11/90 NOTARY PUBLIC

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

75497

IDENTIF. REFERENCE

Oct 20 12 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

BOOK 7964 PAGE 762

THE NASHVILLE RECORD

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Robert F. Doyle, Atty
301 Stahlman Bldg
Nashville, TN 37201

Re: Stinson, 117 Valeria Street

AD NO. 1616 AMOUNT $247.50

PROOF OF PUBLICATION
COPY OF ADV.

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated May 17, 1988, executed by JAMES W. STINSON to R. W. Hunter, Trustee, and recorded in Book 7547, page 908, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, Robert F. Doyle, as Substitute Trustee by written instrument recorded in Book 7945, Page 271, in the above mentioned Register's Office, notice is hereby given that I, Robert F. Doyle, Substitute Trustee, under the power and authority vested in me by said Deed of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on

OCTOBER 20, 1989,

at 11:00 A.M. (Eleven O'Clock A.M.) at the front or South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 83 on the Map of Subdivision of Lots Nos. 7, 8, 9, 10 and parts of other lots in Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to James W. Stinson, unmarried, by Deed from Robert Grady Shotwell and wife, Grace Ann Shotwell, of record in Book 5085, page 362, Register's Office for Davidson County, Tennessee.

This is improved property located at 117 Valeria Street, Nashville, Tennessee 37210.

This sale is subject to any and all Metro real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property.

ROBERT F. DOYLE, SUBSTITUTE TRUSTEE
301 Stahlman Building
Nashville, Tennessee 37201

Insertion Dates: September 28, October 5, 12, 1989.
AD NO. 1616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

September 28, October 5, 12, , 1989

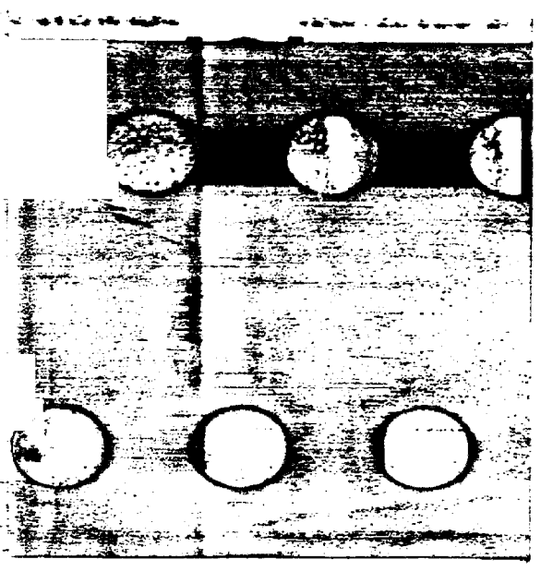
THE NASHVILLE RECORD
Betty Davis
Betty Davis

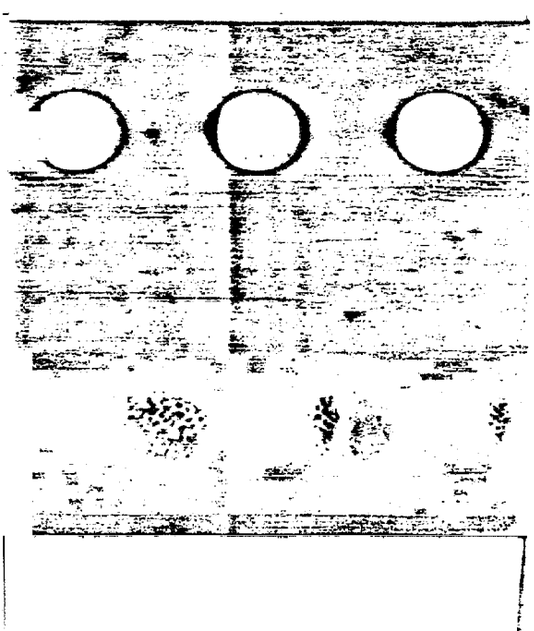
Subscribed and sworn to before me,
this 12th day of October, 1989

Barbara Ann Cashill
Notary Public

My Commission Expires: May 13, 1990

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing for this Document Unsatisfactory When Received.





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

RECEIVED OF _____

FOR _____

BOOK 7964 PAGE 763

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	34000.00
			CON TX	112.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	125.20
			CHECK	125.20
10/20/89	01		12:14 0001	7509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7549 7

IDENTIF. TREFERENCE

OCT 20 12 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259649