A-51

This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 2909, The Tower Atop Stouffer
611 Commerce Street
Nashville, TN 37203

Send Tax Bills To: - New Owner
USA Financial Services, Inc.
[illegible]

MAP-PARCEL 82-4-382.00

SUBSTITUTE TRUSTEE'S DEED BOOK 8002 PAGE 333

WHEREAS, by a Deed of Trust dated February 23, 1988, executed by John H. Shannon and Ella Sue Shannon to Robert P. Ziegler, Trustee, and of record in Book 7475, page 340, Register's Office for Davidson County, Tennessee, the said John H. Shannon and Ella Sue Shannon conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and

WHEREAS, Roy C. DeSha, Jr., was appointed Substitute Trustee in said Deed of Trust by instrument of record in Book 7974, page 494, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:45 a.m., on December 1, 1989, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $15,105.98, cash, said offer and bid having been made by USA Financial Services, Inc., a Tennessee corporation.

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the said USA Financial Services, Inc., a Tennessee corporation, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

IDENTIF. REFERENCE
DEC 11 10 47 AM '89
DAVIDSON COUNTY TENN.
88278

Being the west 17-1/2 feet on Lot No. 7 and the east 32-1/2 feet of Lot No. 8 of the James Burns Subdivision, as of record in Book 421, Page 40, Register's Office for said County.

Said part of said lots front 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John W. Dismukes and wife, Kathleen T. Dismukes, by deed from Willie B. Parham and wife, Barbara Jean Parham, of record in Book 4852, Page 123, said Register's Office.

And also being the same property conveyed to John H. Shannon and wife, Ella Sue Shannon, by deed of record, Book 5451, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Petway Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said USA Financial Services, Inc., a Tennessee corporation, its successors, heirs and assigns forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 1st day of December, 1989.

Roy C. DeSha, Jr., Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., 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, this 18 day of December, 1989.

Notary Public

My Commission Expires: 3.3.92

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

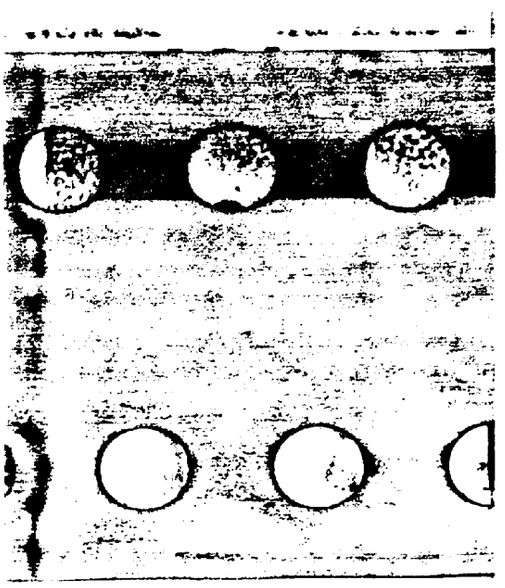
The actual consideration or value, whichever is greater, for this transfer is $15,105.98.

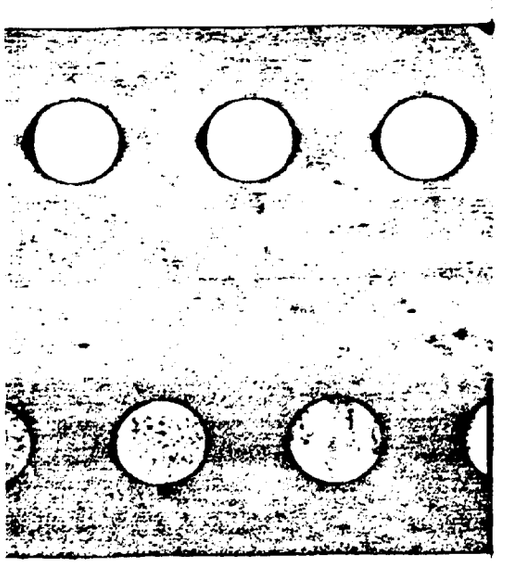
Affiant

Subscribed and sworn to before me this 18th day of December, 1989.

Notary Public

My Commission Expires: 3.3.92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8002 PAGE 335

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 15105.98
CON TX 49.83
PRFEE 1.00
WDEED 6.00
TOTAL 56.83
CHECK 56.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/11/89 0 10-45 0001 3427

88278

IDENTIF. TREFERENCE

DEC 11 10 47 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274609