BOOK 8062 PAGE 777

| ADDRESS NEW OWNER | SEND TAX BILLS TO | This Instrument Prepared By: |
|---|---|---|
| United Companies Financial Corporation<br>P. O. Box 1396<br>Madison, TN 37115 | Same | D. Ronald Ingram<br>Attorney at Law<br>405 Two Mile Pike<br>Goodlettsville, TN 37072 |

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 24, 1986, of record in Deed Book 6843, Page 52, Register's Office for Davidson County, Tennessee, Stephen F. Meade and wife, Sandra J. Meade, conveyed certain real property therein described to Robert Ziegler, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated January 18th, 1990, Ingram & Lowe was appointed Substitute Trustee to serve in the place and stead of Robert Ziegler, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8031, Page 822, 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 February 8, 1990, and thereafter on February 15, 1990, and February 22, 1990, which notice of sale advertised the sale of the property hereinafter described for March 1, 1990, at 1:00 P.M.; and

WHEREAS, on March 1, 1990 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 Forty-Eight Thousand Eight Hundred Sixty-Eight and 74/100 Dollars ($48,868.74), 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, 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:

Land in Davidson County, Tennessee, being Lot No. 143 on the Map of J. S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County.

Said Lot fronts 50 feet on the north side of Shelby Avenue and runs back between parallel lines, 175 feet to an alley.

M&P 82-16-383

This is improved property known as 803 Shelby Ave., Nashville, Tennessee.

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, D. Ronald Ingram, 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 2nd day of March, 1990.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 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.

Rebecca A. Wiggs
Notary Public

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 $49,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

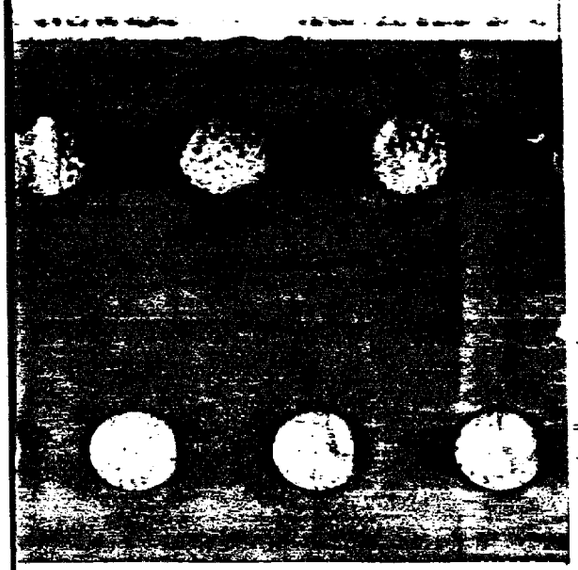
Sworn to and subscribed before me this 2nd day of March, 1990.

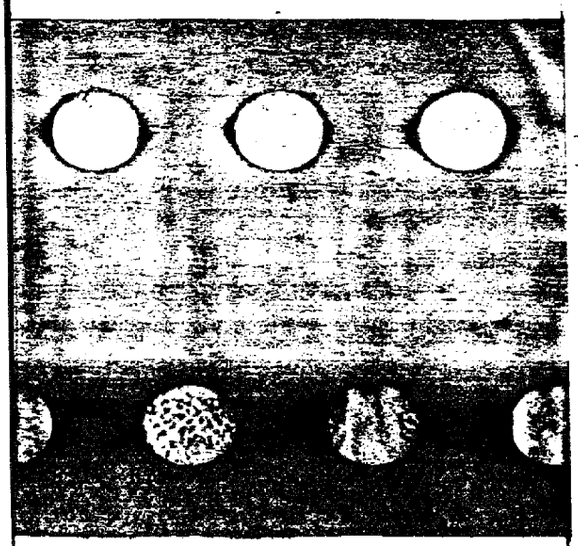
Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

IDENTIF. REFERENCE
MAR 12 1 51 PM '90
DAVIDSON COUNTY

1626 03/12 0101 03CHECK 168.70





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

RECEIVED OF _____

FOR _____

**BOOK 8062 PAGE 779**

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 49000.00
CON TX 161.70
PRFEE 1.00
WDEED 6.00
TOTAL 168.70
CHECK 168.70

03/12/90 01 13:49 0001 1626

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1:01101

IDENTIF. REFERENCE

MAR 12 1 51 PM '90

DAVIDSON COUNTY TN.

**No. 300105**