Box 40

SEND TAX BILLS TO:
Associates Financial Services Company of Tennessee, Inc.
P.O. Box 5615
Nashville, Tennessee. 37208

Map 69-16
Par. 55
13DA-61525

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

BOOK 8066 PAGE 401

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 8, 1988, and recorded in Book 7624, page 673, Register's Office, Davidson County, Tennessee, Virginia Santana and husband, Gus Santana conveyed to R. W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 12, 1990 and recorded in Book 8044, page 380, 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 February 22, March 1, and 8, 1990 stating that on March 16, 1990, at 11:00 A.M. noon at the front or south door of the 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 of Tennessee, Inc. for $14,650.00, 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 of Tennessee, 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 of Tennessee, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyor dated March 2, 1949, as follows:
>
> Beginning at a point on the westerly margin of Hydes Ferry Road, at the northwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby, et vir, of record in Book 1879, page 601, Register's Office for said County; thence with the northerly boundary line of said Hudgins property westwardly 180 feet to Hudgins northwest corner, the easterly margin of Lot No. 3 of said subdivision; thence northerly along said easterly line of Lot No. 3, 80 feet to a point; thence north 57° 45' east 180 feet to the westerly margin of said Hydes Ferry Road; thence with said margin southerly 80 feet to the beginning.
>
> Being the same property conveyed to Virginia Santana and husband, Gus Santana by deed from E. N. Richardson and wife, Clara Richardson of record in Book 7386, page 607, Register's Office of Davidson County, Tennessee.

This is improved property located at 3603 Old Hydes Ferry Pike, Nashville, Tennessee. 37218.

This conveyance is made subject to a first mortgage lien of record in Book 7386, page 610, Register's Office for Davidson County, Tennessee.

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 Metro 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 16th day of March, 1990.

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 16th day of March, 1990.

Johnnie A. Andrews Lukens

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Robert F. Doyle

Affiant

Subscribed and sworn to before me, this 16th day of March, 1990.

Johnnie A. Andrews Lukens

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

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: Santana, 3603 Old Hydes Ferry Pike

AD NO. 3818 AMOUNT $261.00

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:

February 22, March 1, 8, , 1990

THE NASHVILLE RECORD

Betty Davis

Betty Davis

Subscribed and sworn to before me,

this 8th day of March, 1990

Sarah Hosea

Notary Public

My Commission Expires: 3/3/92

RECORDER'S NOTE
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

I-14280

IDENTIF. REFERENCE

MAR 16 11 14 AM '90

DAVIDSON COUNTY TN.

3192 03/16 0101 03CHECK 120.25

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 August 8, 1988, executed by VIRGINIA SANTANA AND HUSBAND, GUS SANTANA to R. W. Hunter, Trustee, and recorded in Book 7624, page 673, 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 8044, Page 380, 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

MARCH 16, 1990,

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 wived 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:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyor dated March 2, 1949, as follows:

BEGINNING at a point on the westerly margin of Hydes Ferry Road, at the northwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby, et ir, of record in Book 1879, page 601, Register's Office for said County; thence with the northerly boundary line of said Hudgins property westwardly 180 feet to Hudgins northwest corner, the easterly margin of Lot No. 3 of said subdivision; thence northerly along said easterly line of Lot No. 3, 80 feet to a point; thence north 57 deg. 45 min. east 180 feet to the westerly margin of said Hydes Ferry Road; thence with said margin southerly 80 feet to the beginning.

Being the same property conveyed to Virginia Santana and husband, Gus Santana by deed from E. N. Richardson and wife, Clara Richardson of record in Book 7386, page 607, Register's Office for Davidson County, Tennessee.

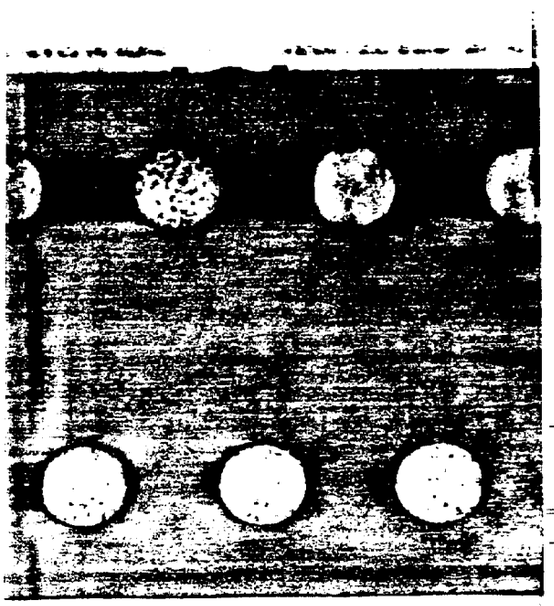
This is improved property located at 3603 Old Hydes Ferry Pike, Nashville, Tennessee, 37218.

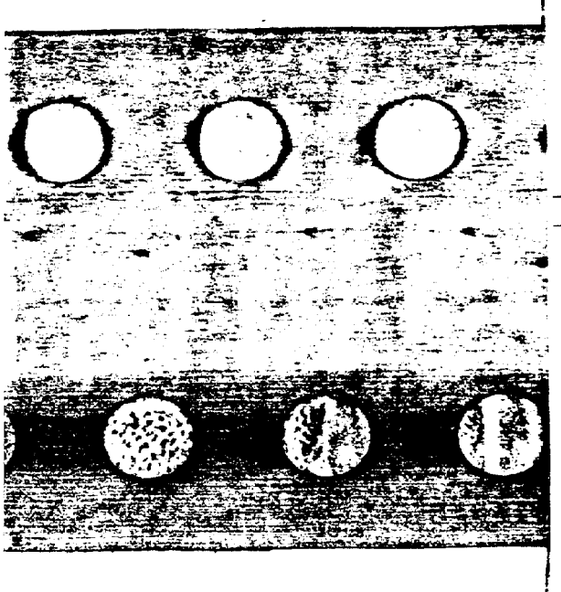
This sale is subject to any and all Metro real estate land taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property including a first mortgage lien securing E. N. Richardson and Clara Richardson of record in Book 7386, page 610, Register's Office for Davidson County, Tennessee.

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

Insertion Dates: February 22, March 1, 8, 1990 in The Nashville Record.

AD NO. 3818





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

RECEIVED OF _____

FOR _____

BOOK 8066 PAGE 405

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 32500.00
				CON TX 107.25
				PRFEE 1.00
				TDEED 12.00
				TOTAL 120.25
				CHECK 120.25
03/16/90	01			11:12 0001 3192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 11 4 2 8

IDENTIF. REFERENCE

MAR 16 11 14 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

VOID

				TDEED 12.00-
				WDEED 12.00
				TOTAL 0.00
				CHECK 0.00
03/16/90	01			11:12 0001 3193

No. 301652