This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

051-12-0 038.00

4157 03/20 0101 03CHECK 152.20

Ford Motor Credit Company
Consumer Loan Operations
BNA Corporate Center
Building 200, Suite 205
Nashville, Tennessee 37217

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,000.00

AFFIANT

Subscribed and sworn to before me this the 20th day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 2-8-92

12273

IDENTIF. TREFERENCE

MAR 20 3 51 PM '90

DAVIDSON COUNTY TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of March, 1988, Billy C. Anderson, Jr. and wife, Joyce Anderson, executed a Deed of Trust to Record Data, Inc., as Trustee, to secure a promissory note of even date in the amount of $95,580.00, payable to the order of Ford Motor Credit Company as fully set out in Book 7492, Page 40, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Record Data, Inc., Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8046, Page 18, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 22, 1990 and March 1 and 8, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, March 20, 1990, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ford Motor Credit Company was the hi[illegible] b[illegible] of

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Forty four thousand and no/100 dollars ($44,000.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Ford Motor Credit Company, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 43 and the west one-half of Lot No. 44 on the Map of Section One, Morningside Heights, as of record in Book 1130, Page 76, Register's Office for said County.
>
> Said lot and part of said lot adjoin in front together 117.5 feet on the south side of Berkley Drive and run back between parallel lines 150.1 feet to a dead line.
>
> Being the same property conveyed to Billy C. Anderson, Jr. by deed from Herbert Lee Johnson as recorded in Book 7379, Page 361, Register's Office of Davidson County, Tennessee.

This is improved property also known as 108 Berkley Drive, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Ford Motor Credit Company, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7492, Page 40, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Motor Credit Company, its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 20th day of March, 1990.

Robert P. Ziegler, Substitute Trustee

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

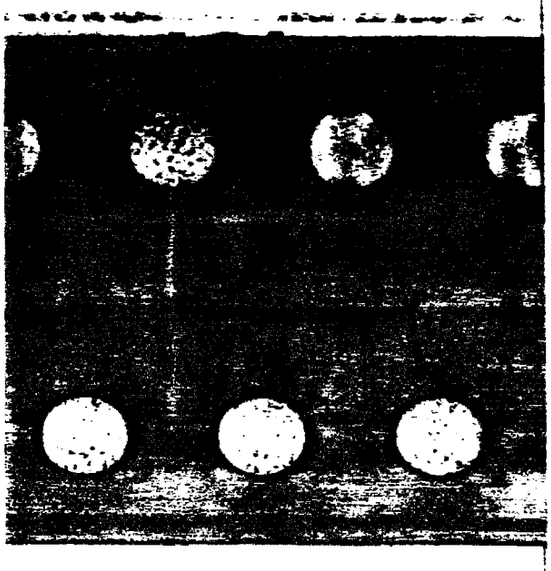
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 20th day of March, 1990.

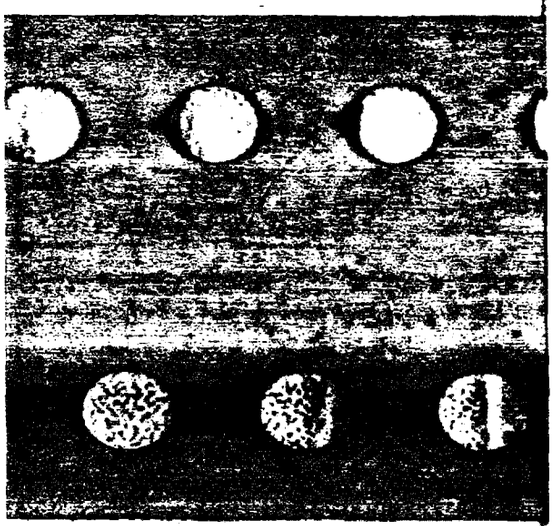
Patricia C. White

NOTARY PUBLIC

My Commission Expires:

7-15-92





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

RECEIVED OF _____

FOR _____

BOOK 8068 PAGE 709

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 44000.00
				CON TX 145.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 152.20
				CHECK 152.20
03/20/90	01			15:49 0001 4157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 2273

IDENTIF. REFERENCE

MAR 20 3 51 PM '90

DAVIDSON COUNTY TN.

No. 302599