Name and address of new owner:
Associates Financial Services Company of Tennessee, Inc.
Collection Department
Metro Center
Suite 508, Two Vantage Way
Nashville, TN 37228

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

118-1-321
22W12540

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 19, 1987, recorded in Book 7112, page 455, Register's Office, Davidson County, Tennessee, Roger L. Scruggs and wife, Annie B. Scruggs, conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 26, 1990, and recorded in Book 8076, page 768, 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 D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and 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 D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 29 and April 5 and 12, 1990, stating that on April 20, 1990, at 12:10 p.m. at the 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 the equity 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; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc. for $30,942.00, 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, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, 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, to wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 152 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the southerly side of Montrose Avenue and runs back between lines 110.5 feet on the easterly line and 118.2 feet on the westerly line to an alley measuring 50.6 feet.
>
> Being the same property conveyed to Roger L. Scruggs and wife, Annie B. Scruggs, by deed from Blanch Lee Hopkins and Benita Kay Hopkins, of record in Book 5193, page 976, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 905 Montrose Avenue, Nashville, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said 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 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 the 20th day of April, 1990.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, 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 the 20th day of April, 1990.

Camille R. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,942.00.

Affiant

Subscribed and sworn before me, this 20th day of April, 1990.

Camille R. Wilder
Notary Public

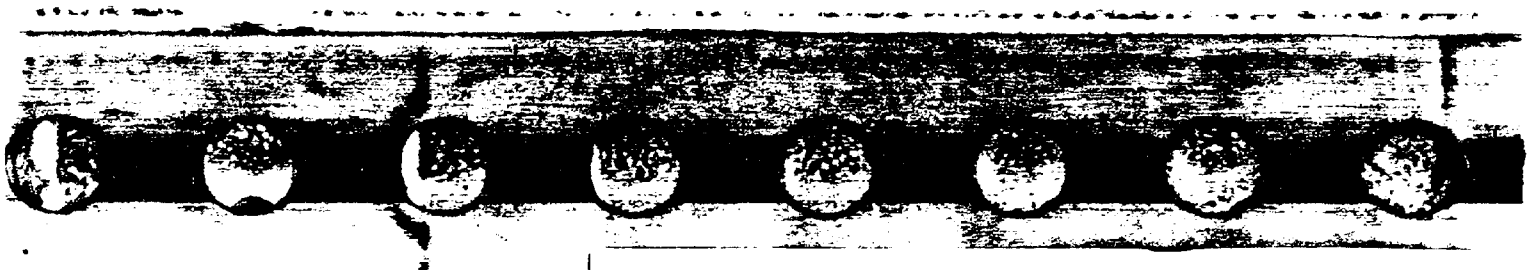
My Commission Expires: October 9, 1991

20471

IDENTIF. REFERENCE

APR 24 12 32 PM '90

RUSH



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8092 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

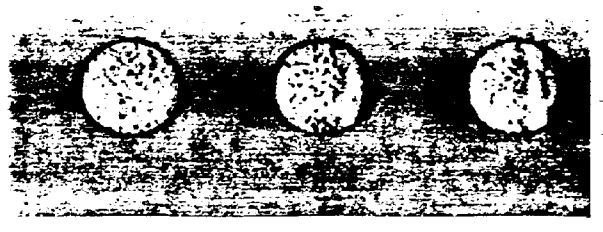
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30942.00
CON TX 101.97
PRFEE 1.00
WDEED 9.00
TOTAL 111.97
CHECK 111.97

04/20/90 01 12:31 0001 3112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





2 0 4 7 1

IDENTIF. REFERENCE

APR 20 12 32 PM '90

No. 312199