Map/Parcel 92-9-194

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
United Companies Financial Corporation P. O. Box 100168 Nashville, TN 37224	Same	D. Ronald Ingram Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 18, 1987, of record in Deed Book 7274, Page 703, Register's Office for Davidson County, Tennessee, Samuel Cathey and wife Ida Sue Cathey, conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, D. Ronald Ingram was appointed Substitute Trustee to serve in the place and stead of Joe E. Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8108, Page 915, 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 May 24, 1990, and thereafter on May 21, 1990, and June 7, 1990, which notice of sale advertised the sale of the property hereinafter described for June 14, 1990, at 1:05 P.M.; and

WHEREAS, on June 14, 1990 at 1:05 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 Fifteen Thousand and 00/100 Dollars ($15,000.00), 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, D. Ronald Ingram, 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:

Real estate located in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 40 on the Map of the subdivision of the W.R. Wilson Tract, of record in Book 332, Page 161, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the westerly side of 37th Avenue North and runs back 126.9 feet on the northerly line and 129.7 feet on the southerly

38949

IDENTIFICATION REFERENCE

Jun 3 2 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

line, to an alley, measuring 50 feet more or less thereon.

Being the same property conveyed to Samuel Cathey and wife, Ida Sue Cathey by deed from Willie C. Perry and husband, Emmett Perry of record in Book 6300, Page 272, Register's Office Davidson County, Tennessee.

This is improved property known as 437 37th Ave. No., Nashville, TN 37029.

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 Substitute 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 Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 28th day of June, 1990.

D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 1990, 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 $15,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

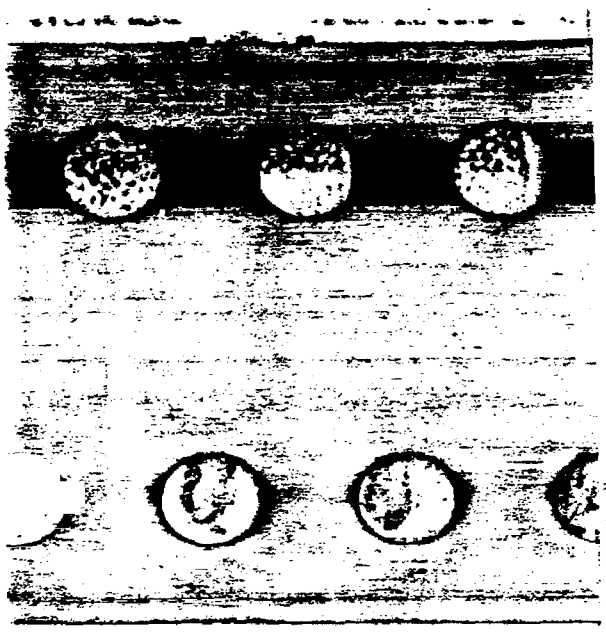
AFFIANT

Sworn to and subscribed before me this 28th day of June, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

RECEIPT # 03CHECK 56.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

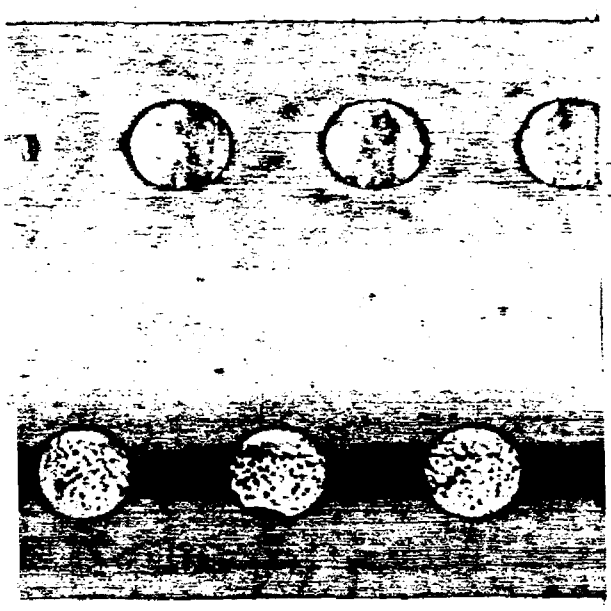
BOOK 8145 PAGE 448

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	15000.00
CON TX	49.50
PRFEE	1.00
MTGFEE	6.00
TOTAL	56.50
CHECK	56.50

07/03/90 01 14:24 0001 7096



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38949

IDENTIFICATION REFERENCE

JUL 3 2 22 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333983