Bk 63

ADDRESS NEW OWNER

United Companies
Mortgage of Tenessee, Inc.
P.O. Box 1396
Madison, TN 37115

SEND TAX BILLS TO

Same

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

MAP 133.8

PAR 44

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 19, 1989, of record in Book 7869, Page 156, Register's Office for Davidson County, Tennessee, Roger A. Harvey and wife, Karen R. Harvey, conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 13, 1990, Ingram & Lowe Attorneys 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 8154, Page 505, 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 July 26, 1990, and thereafter on August 2, 1990 and August 9, 1990, which notice of sale advertised the sale of the property hereinafter described for August 16, 1990, at 1:00 P.M.; and

WHEREAS, on August 16, 1990 at 1:00 P.M., at the South 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 Nine Hundred Nine and 92/100 Dollars ($15,909.92), 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, subject to the First Mortgage, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto United Companies Mortgage of Tennessee, Inc., its successors and assigns, all of that certain real property in Montgomery County, Tennessee, described as follows:

Being Lot No. 108, Nunley Drive on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, page 93, Register's Office for said County, to which Plan reference is here made for description.

Being the same property conveyed to Roger A. Harvey and wife, Karen R. Harvey by deed from Wilbur O. Dennison, Jr. and wife Kathlena Sue Dennison of record in Book 6540, Page 663, Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Nunley Drive, Nashville, Tennessee 37211.

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.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said United Companies Mortgage of Tennessee, Inc., 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 20th day of August, 1990.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

By: D Ronald Ingram
D. Ronald Ingram

5 1 5 5 J

AUG 22 1 32 PM '90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August 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

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $62,994.07. 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 20th day of August, 1990.

Rebecca A. Wiggs
Notary Public

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-20-92

3963 08/22 0101 03CHECK 214.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8180 PAGE 221

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	62994.07
CON TX	207.90
PRFEE	1.00
WDEED	6.00
TOTAL	214.90
CHECK	214.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/90 01 13:35 0001 2463

51553

IDENTIFICATION

AUG 22 1 32 PM '90

FELIX Z. WILSON, II

No. 348866