ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
United Companies Financial Corporation P. O. Box 1396 Madison, TN 37115	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

MAP & PARCEL: 82-8-70

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 3, 1990, of record in Book 7670, Page 393, Register's Office for Davidson County, Tennessee, Robert Lee Jackson, unmarried, 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 August 15, 1990, Ingram and 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 8180, Page 199, 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 September 6, 1990, and thereafter on September 13, 1990 and September 20, 1990, which notice of sale advertised the sale of the property hereinafter described for September 27, 1990, at 1:00 P.M.; and

WHEREAS, on September 27, 1990 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, 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 Twenty-Six Thousand Seven Hundred Ninety-Nine and 22/100 Dollars, ($26,799.22), 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, Ingram & Lowe Attorneys, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract, etc., of record in Book 421, page 52, Register's Office for said County.

Said Lot No. 7 fronts 35 feet on the westerly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

63185

IDENTIF. TREFERENCE

OCT 8 9 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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 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 Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 27th day of September, 1990.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 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 $26,799.22. 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 27th day of September, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

8110 09/08 0101 03CHECK 95.44

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8212 PAGE 422

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 26799.22
CON TX 88.44
PRFEE 1.00
WDEED 6.00
TOTAL 95.44
CHECK 95.44

10/08/90 01 09:48 0001 B110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6318 5

IDENTIF. REFERENCE

OCT 8 9 47 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362382