Box 40

New Owner +

SEND TAX BILLS TO:
Associates Financial Services Company, Inc.
P.O. Box 5615
Nashville, Tennessee.37208

Map 104-2
Par. H002.00
21W-13378

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

BOOK 8225 PAGE 409

SUBSTITUTE TRUSTEE DEED

WHEREAS, under a Deed of Trust dated April 9, 1990, and recorded in Book 8087, page 778, Register's Office, Davidson County, Tennessee, JAMES H. FLIPPEN AND WIFE, BRADA S. FLIPPEN conveyed to R.W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Book 8207, page 193, 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 Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as 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 Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, (See attached Proof of Publication exhibit) said advertisement appearing in the editions of said newspaper under the dates of October 4, 11, and 18th, 1990 stating that on October 26, 1990, at 11:00 A.M. at the front or 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 equity of redemption, the statutory right 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; restrictive covenants, easements, setback lines; terms and conditions of the Master Deed and By-Laws of West Park Place and as amended in Book 7120, page 792, and Book 7276, page 824, Register's Office for Davidson County, Tenenssee, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company, Inc. for $78,000.00, 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, the receipt of which is hereby acknowledged, and Associates Financial Services Company, Inc., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of West Park Place, a Condominium Development as of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all the rights, benefits, responsibilities and a proportionate share of the West Park Place Condominium Homeowner's Association, Inc,. as set out in the Master Deed and By-Laws of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.
>
> Being the same property conveyed to James H. Flippen by deed from William R. Terry and wife, Monica M. Terry and Robert W. Terry and wife, Hazelmai Terry of record in Book 8087, page 775, said Register's Office.

This is improved property located at 124 Acklen Park Drive, Nashville,Tennessee. 37203.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever, but subject to Davidson County real estate taxes, restrictive covenants, easements, setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantee all of 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 26th day of October, 1990.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 26th day of October, 1990.

Johnnie A Andrews Notary

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Robert F Doyle

Affiant

Subscribed and sworn to before me, this 26th day of October, 1990.

Johnnie A Andrews Notary

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

3940 10/26 0101 03CHECK 270.40

68048

IDENTIF. TREFERENCE

Oct 26 12 30 PM '90

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY TN.

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Robert F. Doyle, Atty
301 Stahlman Bldg
Nashville, TN 37201

Re: Flippen, 124 Acklen Park Drive

AD NO. 6511 AMOUNT #36.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Betty Davis, being duly sworn, make oath that I am Bookkeeper, the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

October 4, 11, 18, , 1990

THE NASHVILLE RECORD

Betty Davis

Betty Davis

Subscribed and sworn to before me,

This 18th day of October, 1990

Peter Reimann

Notary Public

My Commission Expires: My Commission Expires Nov. 21, 1992

NOTARY PUBLIC DAVIDSON COUNTY, TN

PROOF OF PUBLICATION
COPY OF ADV.

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated April 9, 1990, executed by JAMES H. FLIPPEN AND WIFE, BRADA S. FLIPPEN to R.W. Hunter, Trustee, and recorded in Book 8087, page 778, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, Robert F. Doyle, as Substitute Trustee by written instrument recorded in the above mentioned Register's Office, notice is hereby given that I, Robert F. Doyle, Substitute Trustee, under the power and authority vested in me by said Deed of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on

OCTOBER 26, 1990,

at 11:00 A.M. (Eleven O'clock A.M.) at the front or South door of the Davidson County Courthouse on the Public Square in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of West Park Place, a Condominium Development as of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all the rights, benefits, responsibilities and a proportionate share in the West Park Place Condominium Homeowner's Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.

Being the same property conveyed to James H. Flippen by deed from William R. Terry and wife, Monica M. Terry and Robert W. Terry and wife, Hazelmai Terry of record in Book 8087, page 775, said Register's Office.

This is improved property located at 124 Acklen Park Drive, Nashville, Tennessee 37203.

This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines, terms and conditions of the Master Deed and By-Laws of West Park Place and as amended in Book 7120, page 792, and Book 7276, page 824, Register's Office for Davidson County, Tennessee.

ROBERT F. DOYLE, SUBSTITUTE TRUSTEE
301 Stahlman Building
Nashville, Tennessee 37201

Insertion Dates: October 4, 11, 18, 1990.
AD. NO. 6511

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8225 PAGE 413

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 78000.00
CON TX 257.40
PRFEE 1.00
WDEED 12.00
TOTAL 270.40
CHECK 270.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/90 01 12:31 0001 3940

6 8 U 4 8

IDENTIF. TREFERENCE

OCT 25 12 30 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 368096