M&P 148-8-23

ADDRESS NEW OWNER:
United Companies Mortgage
of Tennessee, Inc.
1451 Elm Hill Pk.
Nashville, TN 37210

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED BY:
D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

BOOK 8237 PAGE 394

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June, 25, 1986, of record in Book 6911, Page 879, Register's Office for Davidson County, Tennessee, Charles Edward Watkins, Jr., unmarried, conveyed certain real property therein described to Robert Ziegler, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 26, 1989, Ingram and Lowe, Attorneys was appointed Substitute Trustee to serve in the place and stead of Robert Ziegler, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8162, Page 896, 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 August 16, 1990, and thereafter on August 23, 1990, and August 30, 1990, which notice of sale advertised the sale of the property hereinafter described for September 6, 1990, at 1:00 P.M.; and

WHEREAS, on September 6, 1990, at 1:00 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 Trustee announced the adjournment of the sale to November 12, 1990, at 1:10 P.M.; and

WHEREAS, on November 12, 1990, at 1:10 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 of adjournment, 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 Thousand Forty-Eight and 16/100 Dollars ($20,048.16), 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 and 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 Davidson County, Tennessee, described as follows:

Being Lot No. 21, on the Plan of Oakwood Terrace, Section 1, of record in Plat Book 4460, Pages 54 and 55, said Register's Office.

Said Lot No. 21 fronts 56.75 feet on the westerly margin of Artelia Drive and runs back on the southerly line 161.94 feet, and runs back on the northerly line 177.00 feet to a dead line in the rear which measures 86.38

feet.

Being the same property conveyed to Charles Edward Watkins, Jr., by deed from Mildred E Watkins (widow) of record in Book 5322, Page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 4519 Artelia Drive, Antioch, TN 37013.

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 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 quitclaim 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 12th day of November, 1990.

INGRAM & LOWE, ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 1990, before me personally appeared D. Ronald Ingram, to me known 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.

Nancy W. Lowe
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 $60,000.00. 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 12th day of November, 1990.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

72440

IDENTIF. TREFERENCE

Nov 14 3 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7142 11/14 0101 01CASH 205.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 396

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	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	6.00
TOTAL	205.00
CASH	205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/90 01 15:45 0001 7142

72440

IDENTIF. REFERENCE

NOV 14 3 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373166