This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

59-13
144

ADDRESS NEW OWNER:

Ford Motor Credit Company
BNA Corporate Center
Building 200, Suite 205
Nashville, Tennessee 37217

BOOK 8261 PAGE 67

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $34,022.46.

AFFIANT

Subscribed and sworn to before me this the 18th day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 7-15-92

80797

IDENTIF. TREFERENCE

DEC 20 9 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 19th day of October, 1989, Al Walter Dumas and Dorothy Jean Dumas executed a Deed of Trust to Real Estate Loan Services, as Trustee, to secure a promissory note of even date in the amount of $32,102.38, payable to the order of Ford Motor Credit Company as fully set out in Book 7965, Page 393, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Real Estate Loan Services, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8235, Page 800, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Ford Motor Credit Company, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 22 and 29, 1990 and December 6, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, December 18, 1990, at 10:00 a.m. at the front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ford Motor Credit Company was the highest and best bidder, the amount of its bid being in the sum of Thirty Four Thousand, Twenty Two and 46/100 ($34,022.46) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty Four Thousand, Twenty Two and 46/100 ($34,022.46) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Ford Motor Credit Company, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Treppard Heights, as of record in Book 2663, pages 64, and 65, Register's Office for said County.
>
> SAID Lot No. 196 fronts 140 feet on the north westerly side of West Hamilton Avenue and extends back 102 feet on the northeasterly line and 232.6 feet on the southwesterly line, to a broken line in the rear measuring 120.5 feet theron.
>
> Being the same property coveyed to Al Walter Dumas and wife, Dorothy Jean Dumas by deed from H. C. Grisham and wife, Juanita M. Grisham, dated October 30, 1973, recorded November 1, 1973, Book 4760, page 762, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3126 West Hamilton Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Ford Motor Credit Company, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7965, Page 393, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Motor Credit Company, its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 18th day of December, 1990.

R. P. Ziegler, substitute trustee

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0753 12/20 0101 03CHECK 119.20

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 18th day of December, 1990.

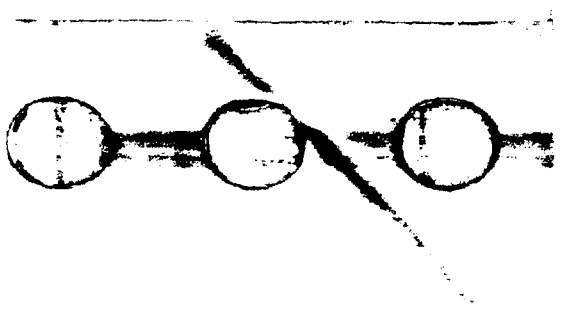
Patricia C. White

NOTARY PUBLIC

My Commission Expires:

7-15-92

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8261 PAGE 69

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 34022.46
CON TX 112.20
PRFEE 1.00
MDEED 6.00
TOTAL 119.20
CHECK 119.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/90 01 09:31 0001 0753



80797.

IDENTIF. REFERENCE

DEC 20 9 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383152