Box 40

NEW OWNER AND SEND TAX BILLS TO:
Associates Financial Services Company, Inc.
P.O. Box 110036
Nashville, Tennessee. 37222-0036

Map 105-9
Par. 163
16W-16070

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

BOOK 8298 PAGE 384

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 27, 1990, and recorded in Book 8074, page 555, Register's Office, Davidson County, Tennessee, BILLY J. PHILLIPS, a single person conveyed to R. W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 30, 1991 and recorded in Book 8284, page 148, 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 (See proof of publication attached hereto as an exhibit) in three weekly publications in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 4, 11, and 18th, 1991 stating that on February 25, 1991, at 1:00 P.M. at the front or south door of the Davidson County Courthouse on the Public Square 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; and any and all other prior liens or encumbrances against said real property; any and all redemption rights, including the right of redemption of any

governmental agency, 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 $42,155.00, 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 the east 29 feet of Lot No. 45 and the west 36 feet of Lot No. 46 on the Plan of Bransford Realty Company's Subdivision of Block A and Resubdivision of Lots Nos. 41, 42 and 43 in A. B. Hill's Subdivision of the Plant Lands of record in Book 421, page 68, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lots adjoin and front together 65 feet on the north side of West Grove Avenue and run back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Billy J. Phillips, and wife, Valeria C. Phillips by deed from John B. Alexander and wife, Willorine F. Alexander of record in Book 4970, page 203, Register's Office for Davidson County, Tennessee. By Divorce Decree of Probate Court for Davidson County, Tennessee, Case No. 87D-01720, of record in Minute Book 38B, page 1439, of the Circuit Court Clerk's Office for Davidson County, Tennessee, Valeria C. Phillips was ordered to convey her interest in the above described land to Billy J. Phillips and by Quitclaim Deed of record in Book 8074, page 553, Valeria C. Phillips, a single person conveyed her interest in the above described realty to Billy J. Phillips.

This is improved property located at 1110 West Grove Avenue, 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.

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 25th day of February, 1991.

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 25th day of February, 1991.

Johnnie A. Andrews Baker

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 $42,155.00

95049

IDENTIF. REFERENCE

FEB 25 1 46 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Robert F. Doyle

Affiant

Subscribed and sworn to before me, this 25th day of February, 1991.

9436 02/25 0146PM 03CHECK 152.26

Johnnie A. Andrews Baker

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

Nashville Business Journal

Mail: P.O. Box 23229 • 37202-3229
Ship: One Church Street • 37201-1645
Nashville, Tennessee
(615) 254-9154 • FAX: 256-9080

BOOK 8298 PAGE 387

PROOF OF PUBLICATON

STATE OF TENNESSEE

County of Davidson

Personally appeared before me

_____

of Davidson county,Tennessee Karen Sneed who being first duly sworn, made oath that she is the Classified Mgr. of the NASHVILLE BUSINESS JOURNAL, the Publisher of the NASHVILLE BUSINESS JOURNAL, a weekly newspaper of general circulation, published in the City of Nashville, County of Davidson and State of Tennessee, and that the hereto attached publication appeared in the same on the following dates:

Feb 4 19 91
Feb 11 19 91
Feb 18 19 91
_____ 19 __
_____ 19 __
_____ 19 __

THE NASHVILLE BUSINESS JOURNAL
By: Karen Sneed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Sneed with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of the NASHVILLE BUSINESS JOURNAL the within named bargainor, a corporation and that she as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as therein contained by signing the name of the corporation by herself as Classified Mgr.

WITNESS my hand and Official Seal at office this 18th day of February, 1991.

Linda L Toney

Notary Public

STATE OF TENNESSEE

My Commission Expires Sept. 26, 1992

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated March 27, 1990, executed by BILLY J. PHILLIPS to R. W. Hunter, Trustee, and recorded in Book 8074, page 555, 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 February 25, 1991, at 1:00 P.M. (One O'clock P.M.) at the front door or South door of the Davidson County Courthouse 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 the east 29 feet of Lot No. 45 and the west 36 feet of Lot No. 46 on the Plan of Bransford Realty Company's Subdivision of Block A and Resubdivision of Lots Nos. 41, 42 and 43 in A. B. Hill's Subdivision of the Plant Lands of record in Book 421, page 68, Register's Office for Davidson County, Tennessee.

Said part of said Lots adjoin and front together 65 feet on the north side of West Grove Avenue and run back between parallel lines 145 feet to an alley.

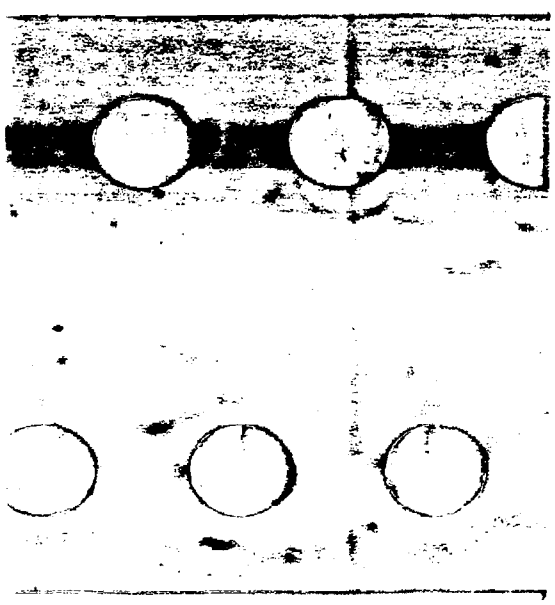
Being the same property conveyed to Billy J. Phillips and wife, Valeria C. Phillips by deed from John B. Alexander and wife, Willorine F. Alexander of record in Book 4970, page 203, Register's Office for Davidson County, Tennessee. By Divorce Decree of Probate Court for Davidson County, Tennessee, Case No. 87D-01720, of record in Minute Book 38B, page 1439, of the Circuit Court Clerk's Office for Davidson County, Tennessee, Valeria C. Phillips was ordered to convey her interest in the above described land to Billy J. Phillips and by Quitclaim Deed of record in Book 8074, page 553, Valeria C. Phillips, a single person conveyed her interest in the above described realty to Billy J. Phillips.

This is improved property located at 1110 West Grove Avenue, Nashville, Tennessee 37203

This sale is subject to any and all real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property.

ROBERT F. DOYLE, SUBSTITUTE TRUSTEE
301 Stahlman Building
Nashville, Tennessee 37201
Publication dates: February 4, 11, 18, 1991

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

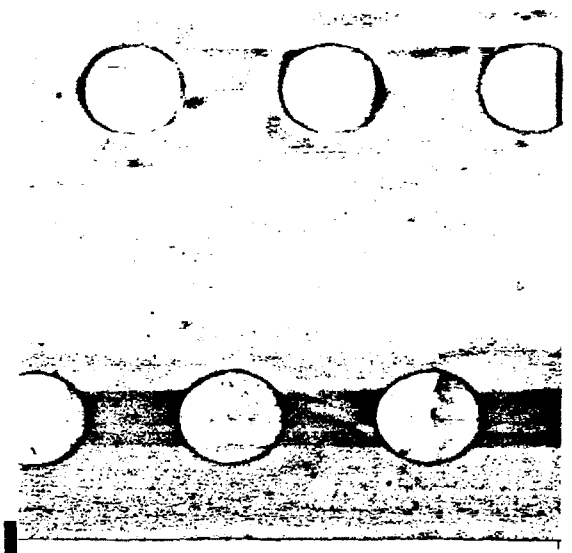
RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 388

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	42155.00
CON TX	139.26
PRFEE	1.00
WDEED	12.00
TOTAL	152.26
CHECK	152.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/25/91 01 13:48 0001 9436

95049

IDENTIF. REFERENCE

FEB 25 1 46 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399689