Box 40

BOOK 8405 PAGE 944

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

Map 82-3
Par. 149
20W-16145

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 10, 1988, and recorded in Book 7571, page 144, Register's Office, Davidson County, Tennessee, WILLIE J. JEFFERSON AND WIFE, HATTIE M. JEFFERSON conveyed to R. W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 28, 1991 and recorded in Book 8386, page 904, 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 Record Newspaper, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 4, 11, and 18th, 1991 stating that on July 26, 1991, at 11:10 A.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; any and all other prior liens or encumbrances against said real property; and 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 $38,000.00, 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 Lot No. 91 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Plat Book 57, page 25, Register's Office for said County.
>
> Said Lot No. 91 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 174-1/4 feet, more or less, to an alley.
>
> Being the same property conveyed to Willie J. Jefferson by deed from Nettie L. Abbay of record in Book 4927, page 524, Register's Office for Davidson County, Tennessee. The said Willie J. Jefferson having since died on January 8, 1991.

This is improved property located at 830 Stockell Street, Nashville, Tennessee. 37207.

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, if any.

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 Substitute Trustee and not any further or otherwise.

WITNESS my hand on this 26th day of July, 1991.

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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 July, 1991.

Johnnie L 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 $38,000.00.

Robert F Doyle

Affiant

Subscribed and sworn to before me, this 26th day of July, 1991.

Johnnie L Andrews Notary

MY COMMISSION EXPIRES 1/23/94 NOTARY PUBLIC

33936

IDENTIFICATION

Jul 26 11 19 AM '91

5306 07/26 0101 03CHECK 153.60

THE NASHVILLE RECORD

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

Robert F. Doyle
301 Stahlman Bldg
Nashville TN 37201

Re: Jefferson

BOOK 8405 PAGE 947

AD NO. 9544 AMOUNT $234.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of 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:

July 4, 11, 18, 19 91

THE NASHVILLE RECORD

Betty Davis

Betty Davis

Subscribed and sworn to before me,

this 26th day of July, 19 91

Notary Public

My Commission Expires: NOTARY PUBLIC 3/3/92

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 June 10, 1988 executed by WILLIE J. JEFFERSON AND WIFE, HATTIE M. JEFFERSON to R.W. Hunter, Trustee, and recorded in Book 7571, page 177, 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 lawful owner and holder of said indebtedness having appointed the undersigned, Robert F. Doyle, as Substitute Trustee by written instrument record 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

JULY 26, 1991,

at 11:10 A.M. (Eleven O'clock A.M.) at the front or South door of the Davidson County Courthouse on the Public Square in Nashville, 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 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 Lot No. 91 on the plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Plat Book 57, page 25, Register's Office for said County.

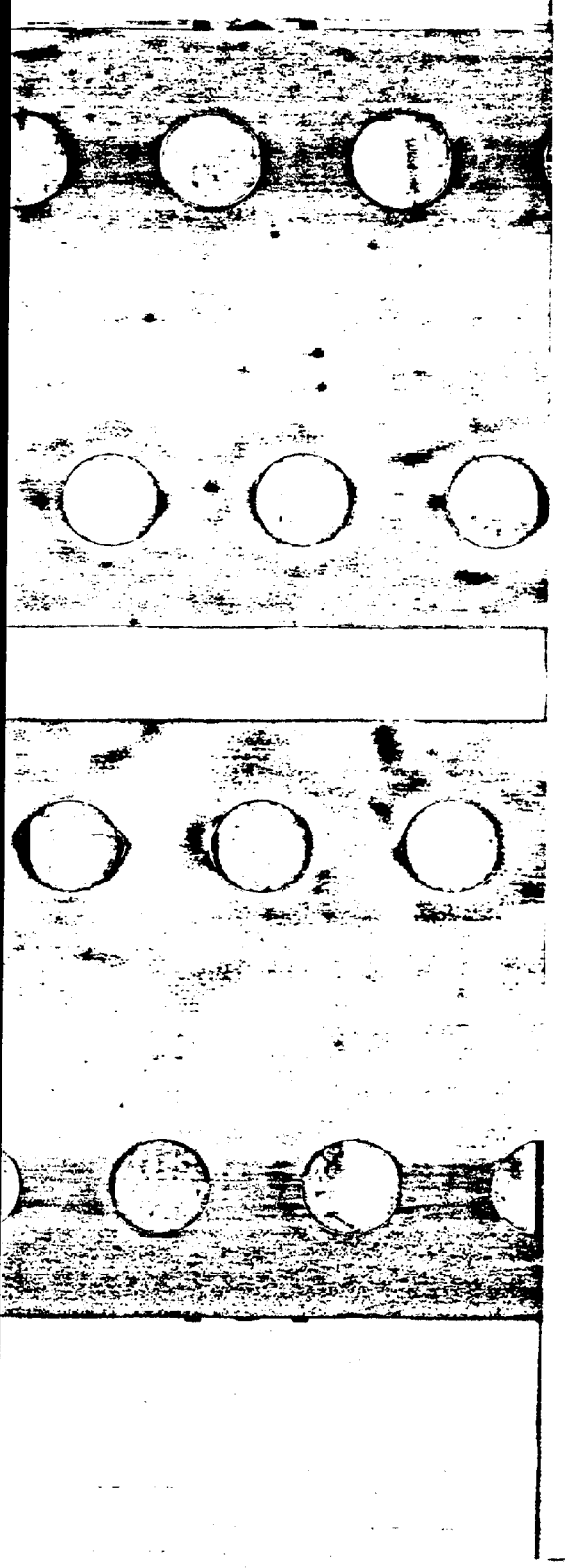
Said Lot No. 91 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 174-1/4 feet, more or less, to an alley.

Being the same property conveyed to Willie J. Jefferson by deed from Nettie L. Abbay of record in Book 4927, page 524, Register's Office for Davidson County, Tennessee. The said Willie J. Jefferson having since died on January 8, 1991.

This is improved property located at 830 Stockell Street, Nashville, Tennessee. 37207.

This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines; any and all redemptive 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
Insertion Dates: July 4, 11, 18, 1991.
AD. NO. 9544



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8405 PAGE 948

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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 12.00
TOTAL 153.60
CHECK 153.60

07/26/91 01 11:21 0001 5306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33936

IDENTIFI REFERENCE

JUL 26 11 19 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 444274