BOOK 8412 PAGE 171

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
United Companies Lending Corporation 1451 Elm Hill Pike Nashville, TN 37211	Same	D. Ronald Ingram Mail 405 Two Mile Pike Goodlettsville, TN 37072
	MAP & PARCEL:	93-16-178 14W-10890

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 1990, of record in Book 8227, Page 157, Register's Office for Davidson County, Tennessee, Robert Dalton conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated June 21, 1991, Ingram and Lowe Attorneys were appointed Substitute Trustee to serve in the place and stead of Joe E. Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8383, Page 298, 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 July 4, 1991, and thereafter on July 11, and July 18, 1991, which notice of sale advertised the sale of the property hereinafter described for July 25, 1991, at 1:00 P.M.; and

WHEREAS, on July 25, 1991 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, 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 Thirteen Thousand Four Hundred Thirty-one and 90/100 Dollars ($13,431.90) 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, do hereby bargain, sell, transfer and convey unto United Companies Lending Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in the 14th Ward of the City of Nashville being a part of the Koscis Property not of record, described as follows:

Said part of said Koscis Property fronts 25 feet on the north side of Fain Street and runs back between parallel lines along the east margin of the first alley east of Lewis Street 175 feet to 20 foot alley in the rear.

36225

IDENTIFICATION REFERENCE

AUG 2 10 08 AM '91

FELIX Z. WISEMAN, REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Robert Dalton by Warranty Deed of record in Book 8227, page 154, said Register's Office.

This is improved property know as 84 Fain Street, Nashville, TN 37207.

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 and Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said United Companies Lending Corporation, 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 do hereby warrant the title as fully as we are able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 29th day of July, 1991.

INGRAM AND LOWE ATTORNEYS
Substitute Trustee

By: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0193 08/02 0101 03CHECK 73.60

On this 29th day of July, 1991, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) 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.

Rebecca A. Wiggs
Notary Public

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $19,000.00. 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 29th day of July, 1991.

Rebecca A. Wiggs
Notary Public

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-20-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8412 PAGE 173

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 18000.00
ERR CO
MAMT 18000.00-
CAMT 18000.00
CON TX 66.60
PRFEE 1.00
UCCFEE 6.00
TOTAL 73.60
CHECK 73.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/91 01 10:10 0001 0193

IDENTIFICATION REFERENCE

36225

Aug 2 10 08 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 446788