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

BOOK 8439 PAGE 739

ADDRESS NEW OWNER:

Ford Motor Credit Company
P. O. Box 650404
Dallas, Texas 75265-0404

071-15-0
212.00

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $15,000.00

AFFIANT

Subscribed and sworn to before me this the 9th day of September, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

4572 9

IDENTIFICATION

SEP 10 2 29 PM '91

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 20th day of March, 1987, Harold Johnson and Barbara Johnson, executed a Deed of Trust to Record Data, Inc., as Trustee, to secure a promissory note of even date in the amount of $28,800.00, payable to the order of Ford Motor Credit Company as fully set out in Book 7175, Page 753, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Record Data, Inc., 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 8408, Page 575, 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 August 8, 15 and 22, 1991, 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 Monday, September 9, 1991, at 10:00 a.m. at the main 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 Fifteen Thousand and no/100 ($15,000.00) 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 Fifteen Thousand and no/100 ($15,000.00) 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 Lots Nos. 111 and 112 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for said County.
>
> SAID Lots Nos. 111 and 112 fronts 25 feet each on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.
>
> BEING the same property conveyed to Harold Johnson and wife, Barbara Johnson by deed from Robert P. Victory and wife, Jewell Victory as recorded in Book 6306, Page 979, Register's Office of Davidson County, Tennessee. also known as 1305 Stainbach Avenue, Nashville, Tennessee 37207. The previous and last instrument registered on the above referenced property is a Deed of Trust, of record in Book 6306, Page 982, said Register's Office.

This is improved property also known as 1305 Stainbach Avenue, Nashville, Tennessee 37207.

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 7175, Page 753, 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 9th day of September, 1991.

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 9th day of September, 1991.

NOTARY PUBLIC

My Commission Expires:
Jan. 22, 1995

SEP 10 1991 01:01 PM CHECK 62.50

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

RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 741

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	15000.00
			CON TX	55.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	62.50
			CHECK	62.50
09/10/91	01		14:31 0001	9460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5 7.2 9.

IDENTIFT REFERENCE

SEP 10 2 29 PM '91

No. 457719