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

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ADDRESS NEW OWNER:

United Companies Mortgage
of Tennessee, Inc.
176 Thompson Lane, Suite 101
P. O. Box 110729
Nashville, Tennessee 37219

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

5.27.91

Oct 8 9 45 AM '91

TRUSTEE'S DEED

WHEREAS, on the 8th day of July, 1985, Jerry D. Binkley and wife Patsy A. Binkley, executed a Deed of Trust to Robert Ziegler, as Trustee, to secure a promissory note of even date in the amount of $28,168.00, payable to the order of Southern Mortgage Co., Inc., as fully set out in Book 6616, Page 229, and by Assignment of Deed of Trust recorded in Book 6797, Page 106, 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 United Companies Life Insurance Company, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert Ziegler, 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 September 12, 19 and 26, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert Ziegler, as 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, October 7, 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, United Companies Mortgage of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty Four Thousand and no/100 ($24,000.00) dollars; and

NOW, THEREFORE, I, Robert Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty Four Thousand and no/100 ($24,000.00) 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 United Companies Mortgage of Tennessee, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

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Land in Davidson County, Tennessee, being Lot Nos. 341 and 342 on the Plat of Highland Land Company's Subdivision as of record in Book 521, page 14, Register's Office for said County.

Said Lot Nos. 341 and 342 fronts together 50 feet on the westerly side of Pennock Avenue and extends back between parallel lines 175 feet to an Alley.

Being the same property conveyed to Jerry D. Binkley and wife, Patsy A. Binkley by deed from Enoch R. Garrett and wife, Margie E. Garrett of record in Book 6398, page 894, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1428 Pennock 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 United Companies Mortgage of Tennessee, Inc., its successors and assigns, forever.

I, Robert Ziegler, Trustee, under the said Deed of Trust of record in Book 6616, Page 229, and by Assignment of Deed of Trust recorded in Book 6797, Page 106, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said United Companies Mortgage of Tennessee, Inc., 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 Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert Ziegler, Trustee, has hereto set his hand, this the 7th day of October, 1991.

ROBERT ZIEGLER, TRUSTEE
A RESIDENT OF NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 7th day of October, 1991.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

January 22, 1995

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	6.00
TOTAL	95.80
CHECK	95.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/08/91 01 09:47 0001 1057

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IDENTIFICATION REFERENCE

Oct 8 9 45 AM '91

No. 465851