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

BOOK 8498 PAGE 785

ADDRESS NEW OWNER:

City Finance Company of Tennessee, Inc.
2948 Nolensville Road
Nashville, Tennessee 37211

071-01-0
098.00

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $49,708.85.

PICK-UP

AFFIANT

Subscribed and sworn to before me this the 29th day of November, 1991.

Patricia G. White
NOTARY PUBLIC

My Commission Expires: 7-15-92

6.6 | 4.4

DEC 2 3 27 PM '91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of March, 1988, John Ramsey Liverman and wife, Yvonne T. Liverman, executed a Deed of Trust to M. A. Smith and/or C. L. Byrge, as Trustee, to secure a promissory note of even date in the amount of $108,900.00, payable to the order of City Finance Company of Tennessee, Inc. as fully set out in Book 7494, Page 866, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said M. A. Smith and/or C. L. Byrge, 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 8471, Page 402, 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 City Finance Company of Tennessee, Inc., 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 October 31, 1991, and November 7 and 14, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did appear on Wednesday, November 27, 1991, at 10:15 a.m. at the main front door of the Nashville, Davidson County, Tennessee Courthouse and announced that the sale was adjourned and was to be held on Friday, November 29, 1991, at 10:15 a.m. at the main front door of the Nashville, Davidson County, Tennessee Courthouse, and 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 Friday, November

29, 1991 at 10:15 a.m. at the main front door of the Nashville Davidson County, Tennessee Courthouse; and

WHEREAS, at said sale, City Finance Company of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of Forty Nine Thousand, Seven Hundred Eight and 85/100 ($49,708.85) 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 Forty Nine Thousand, Seven Hundred Eight and 85/100 ($49,708.85) 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 City Finance Company of Tennessee, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Trinity Hills Village, Section One, as of record in Book 4175, Page 62, Registers Office for said County, said lot No. 11 fronts 50.0 feet on the northwesterly side of North Avondale Circle and extends back 142.5 feet on the north easterly line and 175.1 feet on the southwesterly line to a line in the rear on which it measures 85.2 feet.
>
> Being all or a portion of the real estate conveyed to the party of the first part by Grace Robertson Liverman by a Quit Deed dated December 12, 1978, and recorded in the Register's Office Davidson County, Tennessee, in Book 5374, Page 507.

This is improved property also known as 1304 N. Avondale Drive, 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 City Finance Company of Tennessee, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7494, Page 866, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said City Finance Company 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 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 29th day of November, 1991.

Robert P. Ziegler, Substitute Trustee

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.

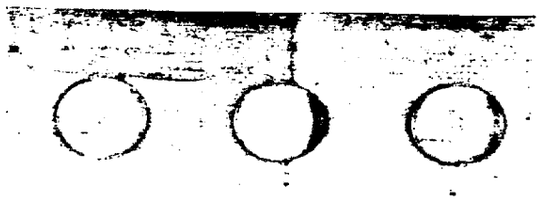
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 29th day of November, 1991.

Patricia G. White
NOTARY PUBLIC

My Commission Expires:

7-15-92

8563 12/02 0101 03CHECK 193.89



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

RECEIVED OF _____

FOR _____

BOOK 8498 PAGE 788

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 49708.85
CON TX 183.89
PRFEE 1.00
WDEED 9.00
TOTAL 193.89
CHECK 193.89

12/02/91 01 15:29 0001 8563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.6 1 4.4

IDENTIFICATION REFERENCE

DEC 2 3 27 PM '91

No. 481142