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

BOOK 8520 PAGE 611

ADDRESS NEW OWNER:

Ford Consumer Finance Company, Inc.
P. O. Box 650404
Dallas, Texas 75265-0404

SEND TAX BILLS:

Same

Map + Parcel
059-10-0
032.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $50,775.83.

AFFIANT

Subscribed and sworn to before me this the 31st day of December, 1991.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 27th day of December, 1990, Geraldine P. Foster executed a Deed of Trust to Tim A. Linville, as Trustee, to secure a promissory note of even date in the amount of $51,815.86, payable to the order of Associates Equity Services Company Inc. as fully set out in Book 8267, Page 289, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Tim A. Linville, 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 8495, Page 235, 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 Consumer Finance Company, Inc., successor in interest by merger to Associates Equity Services Company, 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 December 5, 12 and 19, 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 Tuesday, December 31, 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 Consumer Finance Company, Inc. was the highest and best bidder, the amount of its bid being in the sum of Fifty Thousand Seven Hundred Seventy Five and 83/100 ($50,775.83) 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 Fifty Thousand Seven Hundred Seventy Five and 83/100 ($50,775.83) 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 Consumer Finance Company, 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. 19 on the plan of Royal Garden Estates, Section I, as of record in Book 3700, page 29, Register's Office for said County.

SAID Lot No. 19 fronts 105 feet on the westerly side of Dunbar Drive and extends back 166.9 feet on the northerly line and 174.6 feet on the southerly line to a dead line in the rear on which it measures 85.68 feet.

Being the same property conveyed to Geraldine P. Foster and Mary D. Foster, by Deed from Lawrence Graham and wife, Mary Etta Graham, dated May 18, 1977, of record in Book 5151, page 428, Register's Office for Davidson County, Tennessee. The said Mary D. Foster has since died leaving as her sole heir Geraldine P. Foster, in whom the subject property is now solely vested.

This is improved property also known as 3861 Dunbar Drive, 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 Consumer Finance Company, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8267, Page 289, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Consumer Finance Company, 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 31st day of December, 1991.

7:38:87 IDENTIFICATION REFERENCE JAN 2 3 11 PM '92 FEES & MORTGAGE TAX DAVIDSON COUNTY PICK-UP

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.

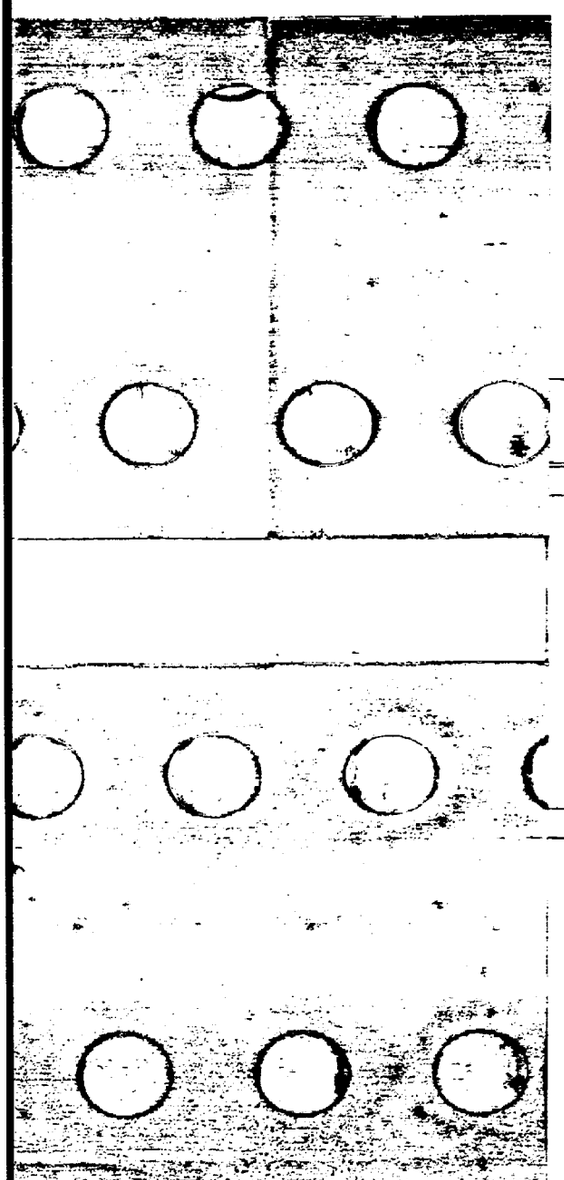
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 31st day of December, 1991.

Carolyn M. Bill
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires:
1-22-95

01/02 010 00 CHECK 194.96



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

RECEIVED OF _____

FOR _____

BOOK 8520 PAGE 613

| | | |
|---|---|---|
| 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 50775.83 |
| | | | | CON TX 187.96 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 194.96 |
| | | | | CHECK 194.96 |
| 01/02/92 | 01 | | | 15:13 0001 3667 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38.87.

IDENTIFICATION REFERENCE

JAN 2 3 11 PM '92

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

No. 490118