This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1000 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8538 PAGE 994

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

Same

M+Pitt
105-01-0
368.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 4th day of October, 1990, Stephanie Gail Goad and Douglas L. Goad, executed a Deed of Trust to Real Estate Loan Services, Inc., as Trustee, to secure a promissory note of even date in the amount of $62,788.92, payable to the order of Ford Motor Credit Company as fully set out in Book 8211, Page 87, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Real Estate Loan Services, 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 8513, Page 973, 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., 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 January 2, 9 and 16, 1992, 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 Wednesday, January 29, 1992, at 10:10 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 Forty Two Thousand Five Hundred and no/100 ($42,500.00) 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 Forty Two Thousand Five Hundred and no/100 ($42,500.00) 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 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. 20 on the Plan of Rains Spring of record in Book 1, page 109, Chancery Court as Nashville, to which plan reference is here made for a complete legal description.
>
> Being the same property conveyed to Douglas L. Goad and wife, Stephanie Gail Goad by deed from William C. McCullough and wife, Araminta M. McCullough, dated December 1, 1977, recorded December 7, 1977, Book 5230, page 391, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Stephanie Gail Goad by deed from Douglas L. Goad and wife, Stephanie Gail Goad, dated October 3, 1990, Recorded October 4, 1990, Book 8211, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property also known as 128 Rains 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 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 8211, Page 87, 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 29th day of January, 1992.

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

8 0 4 6 7

RECEIVED FOR RECORD
IDENTIFICATION REFERENCE
1992 FEB 2 51 PM
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

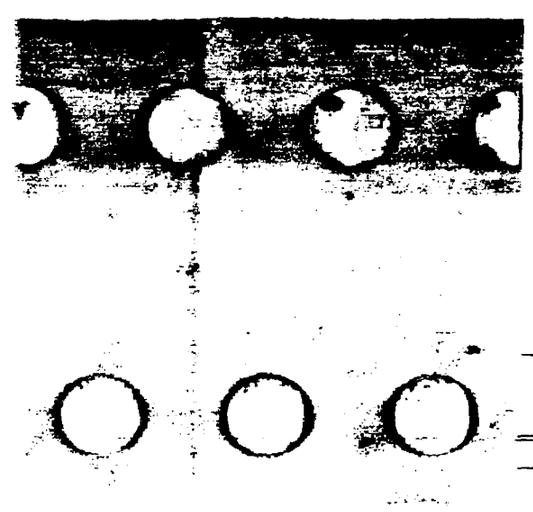
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

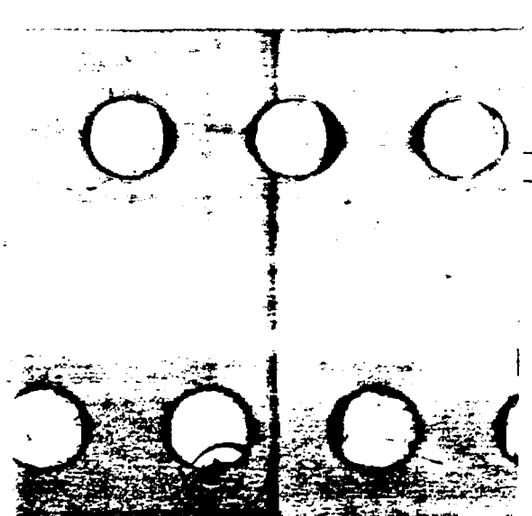
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 29th day of January, 1992.

NOTARY PUBLIC

My Commission Expires:

1-22-95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8538 PAGE 996

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 42500.00
				CON TX 157.25
				PRFEE 1.00
				WDEED 6.00
				TOTAL 164.25
				CHECK 164.25

01/30/92 01 14:51 0001 1275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8046

IDENTIFICATION REFERENCE

JAN 30 2 51 PM '92

DAVIDSON COUNTY, TN

No. 497620