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

BOOK 8561 PAGE 603

ADDRESS NEW OWNER:

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,051.72.

AFFIANT

Subscribed and sworn to before me this the 27th day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 25th day of June, 1991, Glonda J. Speck executed a Deed of Trust to C. L. Byrge of Nashville or J. E. Ivy of Memphis, as Trustee, to secure a promissory note of even date in the amount of $19,912.86, payable to the order of City Finance Company of Tennessee, Inc. as fully set out in Book 8383, Page 656, and re-recorded in Book 8512, Page 421, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said C. L. Byrge of Nashville or J. E. Ivy of Memphis, 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 8528, Page 681, 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 January 30, 1992 and February 6 and 13, 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 Thursday, February 27, 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, City Finance Company of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty Thousand Fifty One and 72/100 ($20,051.72) 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 Twenty Thousand Fifty One and 72/100 ($20,051.72) 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. 36 and the easterly 76 feet of Lot No. 35, all in Block "B", on the plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County.

SAID Lot No. 36 and easterly 76 feet of said Lot No. 35 front together 112.5 feet on the northerly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to David Austin Anderson and wife, Pamela Joyce Anderson by deed from M.P. Brown and wife, Hazel Brown of record in Book 4779, page 595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin P. Speck and wife, Glonda J. Speck by deed from David Austin Anderson and wife, Pamela Joyce Anderson, of record in Book 5194, page 762, Register's Office for Davidson County, Tennessee.

This is improved property also known as 335 Bixler Avenue, Madison, Tennessee, 37115.

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 8383, Page 656, and re-recorded in Book 8512, Page 421, 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 27th day of February, 1992.

Robert P. Ziegler, Substitute trustee

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

8 8 0 8 5

IDENTIFICATION REFERENCE

FEB 28 3 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8561 PAGE 605

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.

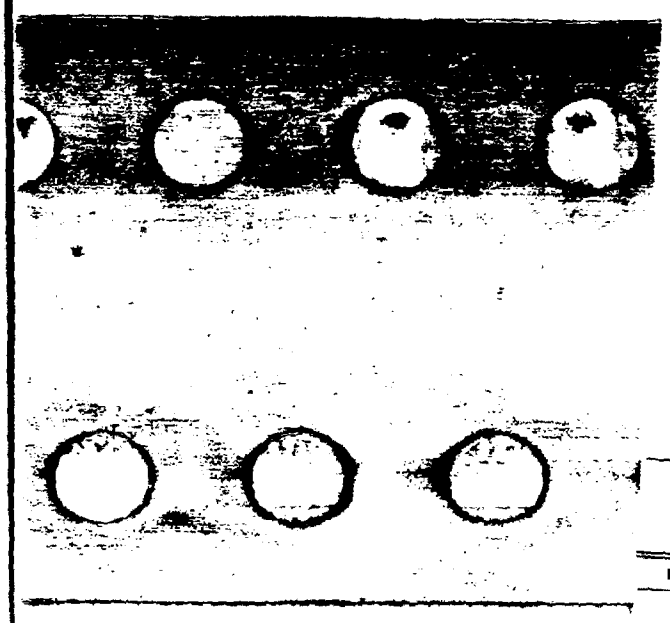
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 27th day of February, 1992.

Carolyn M. Bill
NOTARY PUBLIC

My Commission Expires:

1-22-95

5621 02/28 0101 03CHECK 84.37



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

RECEIVED OF _____

FOR _____

BOOK 8561 PAGE 606

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

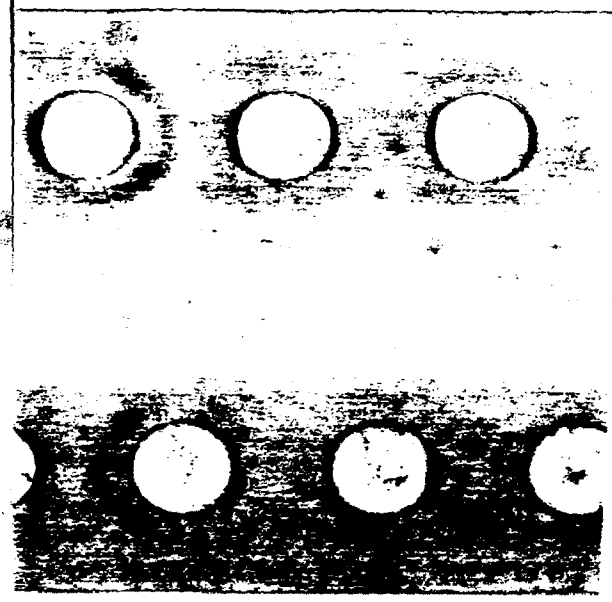
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20051.72
CON TX 74.37
PRFEE 1.00
WDEED 9.00
TOTAL 84.37
CHECK 84.37

02/28/92 01 15:08 0001 5621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8.8.0.8.5

IDENTIFICATION REFERENCE

FEB 28 3 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 506129