63

ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Associates Financial Services P.O. Box 36 Goodlettsville, TN	Same	Ingram & Lowe Attorneys 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 1989, of record in Book 7875, Page 407, Register's Office for Davidson County, Tennessee, Palmer Whittaker, Jr. and wife, Mattie P. Whittaker, conveyed certain real property therein described to R. W. Hunter, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated November 27, 1991, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of R. W. Hunter, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8495, Page 613, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Business Jouranl a newspaper published in Davidson County, Tennessee, said notice being first published on March 30, 1992, and thereafter on April 6, and April 13, 1992, which notice of sale advertised the sale of the property hereinafter described for April 20, 1992, at 1:00 P.M.; and

WHEREAS, on April 20, 1992 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty Two Thousand Five Hundred Forty Five and 40/100 Dollars ($22,545.40), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Associates Financial Services of Tennessee, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of the Resubdivision of the D. J. and W. T. White Property, as of record in Book 4460, page 161, Register's Office for said County, Tennessee, to which said plan reference is heremade for a more complete legal description of said Lot.

0 4 3 1 3
IDENTIF. REFERENCE
APR 23 2 03 PM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
92 04 23 0101 03 CHECK
90.25

Being the same property conveyed to Palmer Whittaker, Jr. and wife, Mattie P. Whittaker, the Grantors herein, by Deed from James M. Fischer, Jr. Trustee, dated April 8, 1975, of record in Book 4902, page 907, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said Associates Financial Services, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 22nd day of April, 1992.

Substitute Trustee

BY: D. Ronald Ingram

D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 1992, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Mary W. Lowe
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $25,545.40 This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 22nd day of April, 1992.

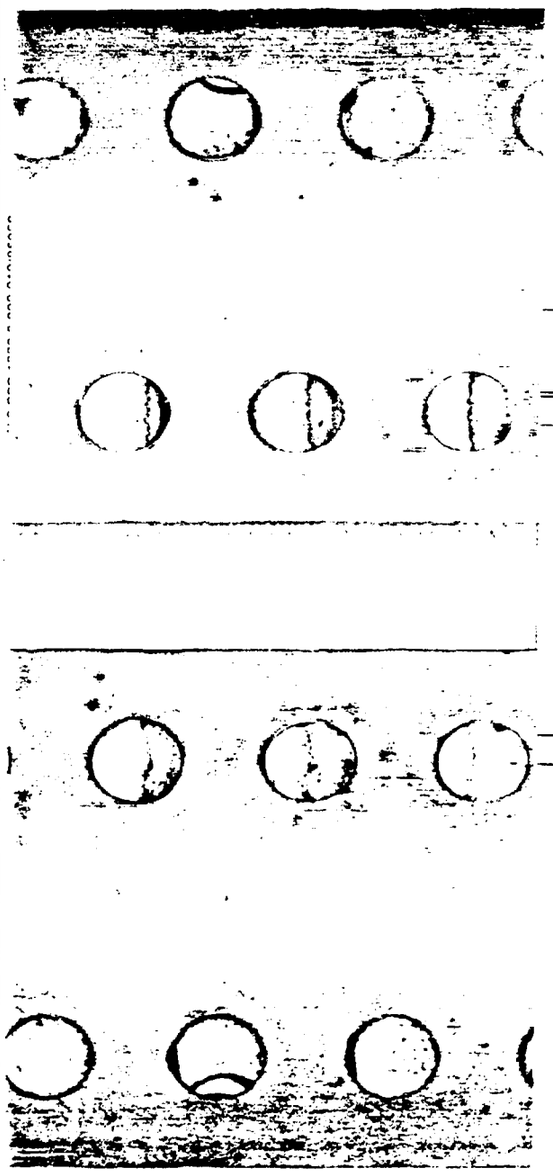
Mary W. Lowe
Notary Public

My commission expires: 5-20-92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8608 PAGE 926

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	22545.40
CON TX	88.25
PRFEE	1.00
MREED	1.00
TOTAL	90.25
CHECK	90.25

[illegible] 01 14103 0021 3513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04313

IDENTIF. REFERENCE

APR 23 2 03 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 524325