Annie P. Gayters
Charlotte Pike Account No. 0200416

Name and address of new owner:
Associates Financial Services Company of Tennessee, Inc.
P.O. Box 90391
Nashville, TN 37209

Send tax bills:

Security Federal Savings & Loan Association
616 Mariott Dr.
Nashville, TN 37230

Prepared by:

David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map No. 118-1-13
Parcel No. 24W11765

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 12, 1990, recorded in Book 8088, page 274, Register's Office, Davidson County, Tennessee, Annie P. Gayters, unmarried, conveyed to R.W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 30, 1992, and recorded in Book 8592, page 61, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 2, 9, and 16, 1992, stating that on April 24, 1992, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all

unpaid real estate taxes and a prior Deed of Trust of record in Book 5277, page 793, Register's Office, Davidson Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc., for $24,800.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company of Tennessee, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.
>
> Said Lot No. 97 fronts 100 feet on the south side of Beechwood Avenue and runs back between parallel lines, with the west margin of an alley, 188 feet to an alley in the rear.
>
> Being the same property conveyed to Bob Gayters and wife, Annie P. Gayters, by deed from Jewel Garrett Hornbuckle, James Allen Garrett, Frances Garrett Barnett, Ben High Garrett, Sr., Sam Haynie Garrett, and Joe Evans Garrett, Jr., of record in Book 5277, page 791, said Register's Office. By Divorce Decree of record in Book 8041, page 795, said Register's Office, the said property was vested solely in Annie Paulette Gayters.
>
> This is improved property located at 1305 Beechwood Avenue, Nashville, Tennessee 37212.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 24th day of April, 1992.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 24th day of April, 1992.

Lori Dunavant Wilson
Notary Public

My Commission Expires: 4-24-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,600.00.

Affiant

Subscribed and sworn before me, this 24th day of April, 1992.

Lori Dunavant Wilson
Notary Public

My Commission Expires: 4-24-92

04608

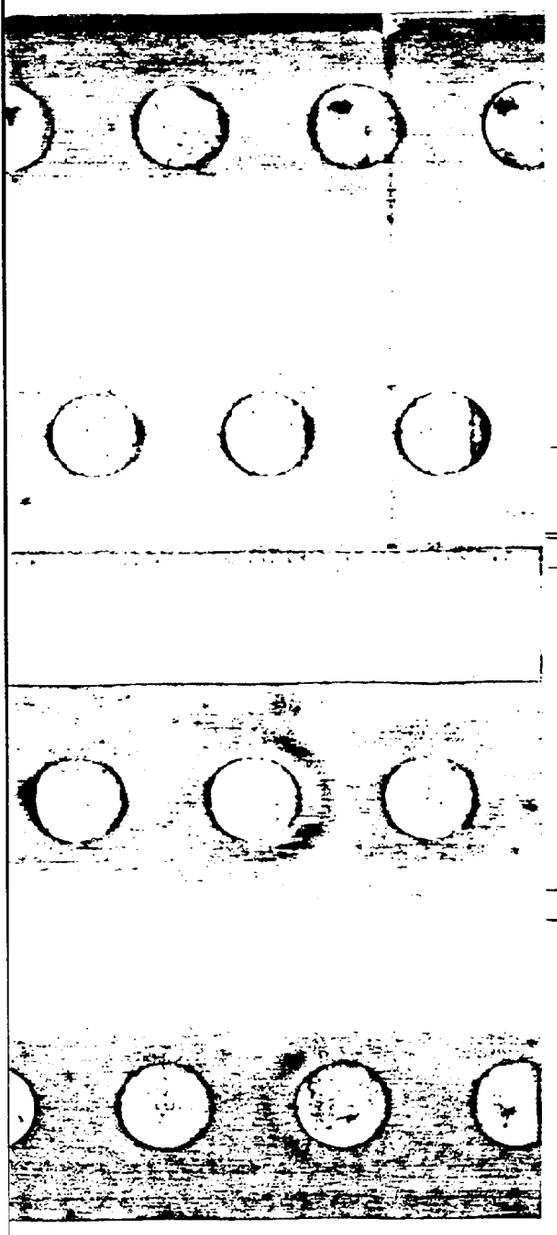
IDENTIF. TREFERENCE

APR 24 12 17 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

PICK-UP

3847 04/24 0101 03CHECK 171.32



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

RECEIVED OF _____

FOR _____

BOOK 8609 PAGE 671

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 43600.00
CON TX 161.32
PRFEE 1.00
[illegible]BANK 9.00
TOTAL 171-32
CHECK 171-32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/24/92 01 12:17 0001 3847

APR 24 12 17 PM '92
FELIX Z. WILSON, II
DAVIDSON COUNTY

IDENTIF. REFERENCE

046088

No. 524655