This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Par. No. 60-02-0/136.00
Field Bk. # 12DZ-27935

OWNER FCLSD. ON: John W. Gaines
Mary A. Gaines
Assoc. Natl. Mtg. Co. # 134439-9
FHLMC # 334291186
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 62,438.97

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

3119 Moorewood Drive
Nashville, TN 37207

SEND TAX BILLS TO:

Associates Natl. Mtg. Corp.
250 E. John Carpenter Frwy.
Irving, TX 75062

Subscribed and sworn to before me, 18th day of May, 1992.

J. Scott Ward Jr.
Notary Public

My Commission Expires: 3/23/96

SUCCESSOR TRUSTEE'S DEED

Whereas, John W. Gaines and wife Mary A. Gaines executed a deed of trust on the 8th day of December, 1986, which was recorded in Book 7067, Page 469, Register's Office of Davidson County, Tennessee, conveying to D. Ronald Ingram, Trustee, the hereinafter described property to secure payment to FREEDLANDER, INC., THE MORTGAGE PEOPLE OF TENNESSEE, of a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and ASSOCIATES NATIONAL MORTGAGE CORPORATION, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 8596 page 80 , in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, WILLIAM P. DOUGAN, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on May 18, 1992, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said William P.

Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash in bar of equities of redemption, dower, and homestead, as provided in said deed of trust; when ASSOCIATES NATIONAL MORTGAGE CORPORATION, the highest and best bidder, became the purchaser at the price of $ 62,413.97.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said ASSOCIATES NATIONAL MORTGAGE CORPORATION, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for said County. Office for Davidson County, Tennessee.
>
> Said Lot No. 107 fronts 75.0 feet on the northerly margin of Moorewood Drive and runs back between lines measuring 125.5 feet on the westerly side and 125.4 feet on the easterly side to a dead line in the rear on which it measures 75.0 feet thereon.
>
> Being the same property conveyed to John W. Gaines by quitclaim deed from Mary A. Gaines, dated February 22, 1990, recorded March 26, 1990, Book 8071, page 864, Register's Office for Davidson County, Tennessee. Previously acquired by instrument of record in Book 4686, page 613.

TO HAVE AND TO HOLD the same unto the said Associates National Mortgage Corporation, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 18th day of May, 1992.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 19 92, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires: 3/23.96

Notary Public

PICK-UP
MAY 20 2 22 PM '92
IDENTIF. TELEREFERENCE
DAVIDSON COUNTY REGISTER
MAYOH.
20.10 CHECK 237.88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8630 PAGE 420

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 62438.97
CON TX 230.88
PRFEE 1.00
WDEED 6.00
TOTAL 237.88
CHECK 237.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/92 01 14:22 0001 3590

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IDENTIF. TREFERENCE

MAY 20 2 22 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 532768