BOOK 863S PAGE 98

ADDRESS OF NEW OWNER

United Companies Lending
Corporation
P.O. Box 1396
Madison, TN 37116

SEND TAX BILLS TO

THIS INSTRUMENT PREPARED BY:

Ingram & Lowe Attorneys
405 Two Mile Pike, Suite A
Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 20, 1988 of record in Book 7550, Page 435, Register's Office for Davidson County, Tennessee, James L. Childress and wife, Shirley A. Childress, conveyed certain real property therein described to John H. Lowe, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been 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 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 Journal, a newspaper published in Davidson County, Tennessee, said notice being first published on May 4, 1992, and thereafter on May 11, 1992, and on May 18, 1992, which notice of sale advertised the sale of the property hereinafter described for May 26, 1992, at 1:10 P.M.; and

WHEREAS, on May 26, 1992 at 1:10 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 the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Twenty One Thousand Three Hundred Sixty Six and 08/100 Dollars ($21,366.08), subject to the first mortgage, 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, John H. Lowe, Trustee, does hereby bargain, sell, transfer and convey unto United Companies Lending Corporation Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being the easterly 90 feet of Lot Nos. 1, 3, 5, and 7 of the Plan of Hadley's Bend City, Block "K" of record in book 421, page 120, Register's Office for Davidson, County, Tennessee.

Said parts of Lot No. 1, 3, 5, and 7 together front 90 feet on the southerly margin of Center Street and run back between parallel lines, 100 feet to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to James L. Childress etux, Shirley A. Childress by deed from Willis Watkins etux, Alice Watkins of record in Book

14585
IDENTIF. REFERENCE
JUN 1 9 55 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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5507, page 349, said Reigster's Office.

This is improved property known as 209 Center St., Old Hickory, TN

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.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said United Companies Lending Corporation Inc. 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 Trustee on this the 27th day of May, 1992.

John H. Lowe
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public in and for said County and State, the within named John H. Lowe, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of May, 1992.

Notary Public

My commission expires: March 25, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

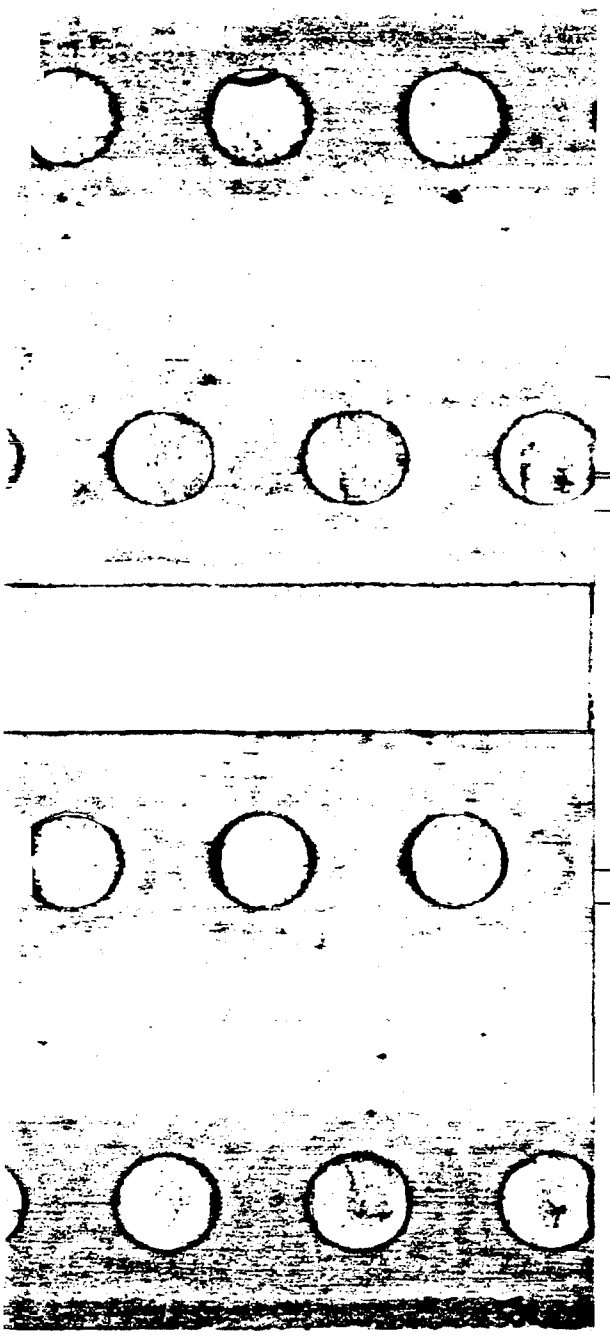
The actual consideration for this transfer or value of the property (whichever is greater) is $21,366.08. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of May, 1992.

Notary Public

My commission expires: March 25, 1995



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8638 PAGE 100

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 21366.08
CON TX 79.18
PRFEE 1.00
WDEED 6.00
TOTAL 86.18
CHECK 86.18

06/01/92 01 09:52 0001 5936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1'4585

IDENTIF. TREFERENCE

JUN 1 9 55 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 535752