THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124 1155

NAME: Peggy Jane Brownlow
S&K#: 92-0360
LOAN#: 7204-0506701

SUBSTITUTE TRUSTEE'S DEED

BOOK 8645 PAGE 237

WHEREAS, by Deed of Trust dated July 18, 1986, recorded in Book 6923, Page 62, Register's Office of Davidson County, Tennessee, Peggy Jane Brownlow, unmarried, conveyed to Harl Rose, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8597, page 259, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, JUNE 3, 1992**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Associates Financial Services Company of Tennessee, Inc., whose address is c/o Associates Financial Services, Inc., 105 Decker Court, Suite 700, Irving, Texas 75062, at and for the sum of $32,708.78, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Associates Financial Services Company of Tennessee, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Associates Financial Services Company of Tennessee, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the westerly margin of Haynes Park Drive at the common dividing line between Lot No. 77 and 78, on said plan, thence westerly along said dividing line, 103.04 feet to a concrete marker; thence southerly 114.42 feet to a point in the northerly margin of East Fairview Drive; thence easterly along the northerly margin of said East Fairview Drive, 71 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive, 87 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6923, Page 62, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425(d)(1). Attached hereto is a copy of said notice.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6923, Page 62, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 4711, page 512, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record and particularly a prior Deed of Trust to Lumbermen's Investment Corporation recorded in Book 4711, page 514 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Associates Financial Services Company of Tennessee, Inc., its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on June 4, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 4th day of June, 1992, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public My Commission Expires 2-13-96

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $32,708.78, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Thursday, June 4, 1992.

Notary Public My Commission Expires 2-13-96

PROPERTY ADDRESS: 100 East Fairview, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Associates Financial Services Company of Tennessee, Inc.
105 Decker Court, Suite 700
Irving, Texas 75062

S & K #:92-0360

Map & Parcel - 069-04-179

BOOK 8645 PAGE 243

LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

April 28, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 884 313

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Peggy Jane Brownlow, unmarried to Harl Rose, Trustee, dated July 18, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6923, Page 62 has been requested by the noteholder, Associates Financial Services Company of Tennessee, Inc.,to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Book 8309, Page 964.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the westerly margin of Haynes Park Drive at the common dividing line between Lot No. 77 and 78, on said plan, thence westerly along said dividing line, 103.04 feet to a concrete marker; thence southerly 114.42 feet to a point in the northerly margin of East Fairview Drive; thence easterly along the northerly margin of said East Fairview Drive, 71

feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive, 87 feet to the point of beginning.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on Wednesday, June 3, 1992, 10:00 a.m., Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$ 55,065.23
Interest from 10/91-6/92	$ 7,101.00
Late charges	$ .00
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 18.00
State tax	$ 208.18
TOTAL	$ 63,292.41

3634 06/05 0101 03CHECK 136.99

Enclosed is a copy of the Warranty Deed and Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch
Enclosures
cc: Associates Financial Services Company, I

P 457 884 313

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to IRS	
Street and No	
P.O., State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	4-28-92

PS Form 3800, June 1985 *U.S.G.P.O. 1985-234-555

17028

IDENTIF. TREFERENCE

JUN 5 1 26 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8645 PAGE 242

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 32708.78
CON TX 120.99
PRFEE 1.00
WDEED 15.00
TOTAL 136.99
CHECK 136.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/92 01 13:25 0001 8636

17028

IDENTIF. REFERENCE

JUN 5 1 26 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 538417