ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
United Companies Mortgage of Tenessee, Inc. P.O. Box 1396 Madison, TN 37116	Same	Ingram & Lowe Attorneys 405 A Two Mile Pike Goodlettsville, TN 37072

mp.71-15
Pge 19

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 25, 1991, of record in Book 8339, Page 439, Register's Office for Davidson County, Tennessee, Mike Warren and wife, Angie Warren, conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 30, 1991, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Joe E. Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8407, Page 917, 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 Journal a newspaper published in Davidson County, Tennessee, said notice being first published on June 22, 1992, and thereafter on June 29, and July 6, 1992, which notice of sale advertised the sale of the property hereinafter described for July 13, 1992, at 1:10 P.M.; and

WHEREAS, on July 13, 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 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 Fourteen Thousand One Hundred and no/100 ($14,100.00), 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 United Companies Lending Corporation, 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. 79 on the Map of Eastmoreland Place as of record in book 161, Page 170, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the south side of Marie Street and runs back between parallel lines 130 feet to an alley.

28454 IDENTIF. TREFERENCE JUL 17 12 01 PM '92 FELIX A. WILSON II REGISTER DAVIDSON COUNTY TN.

6556 07/17 0101 03CHECK 61.17

Being the same property conveyed to Mike Warren and wife, Angie Warren by deed of record in Book 8073, page 893, Register's Office 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 United Companies Lending Corporation, of Tennessee, 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 Substitute Trustee on this the 16th day of July, 1992.

Substitute Trustee
Ingram & Lowe Attorneys

BY: _____
John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 1992, before me personally appeared John H. Lowe, 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.

_____
Notary Public

My commission expires: March 25, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

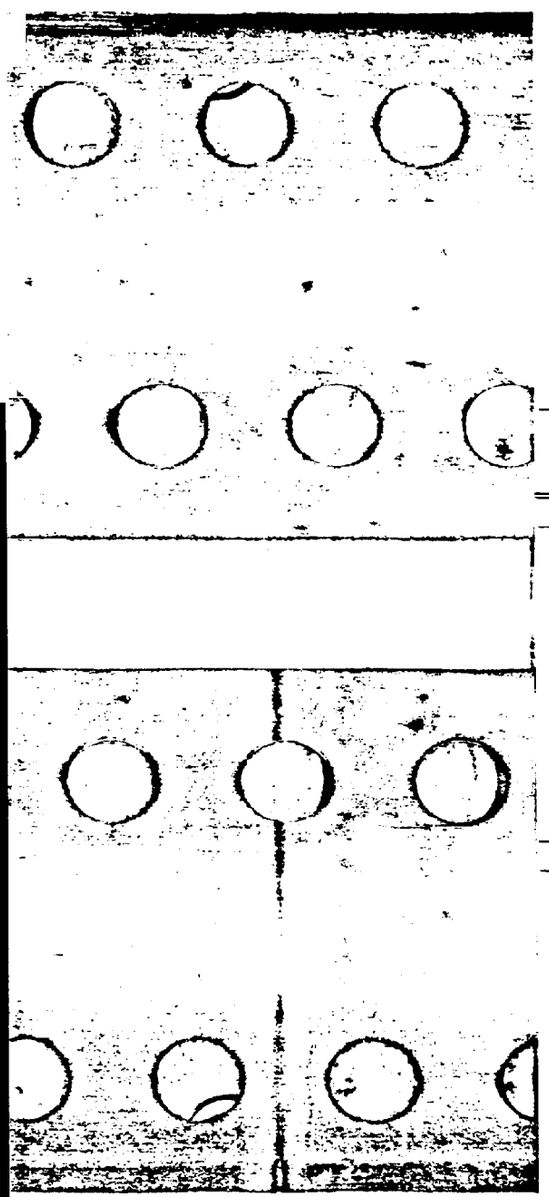
The actual consideration for this transfer or value of the property (whichever is greater) is $14,100.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 16th day of July, 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 8678 PAGE 313

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 14100.00
CON TX 52.17
PRFEE 1.00
WDEED 8.00
TOTAL 61.17
CHECK 61.17

07/17/92 01 12:02 0001 6556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2845.4

IDENTIF. REFERENCE

JUL 17 12 01 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551283