75-15
199

This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8814 PAGE 966

ADDRESS NEW OWNER:

Commercial Credit Plan, Incorporated
P. O. Box 958
3441 Lebanon Road, Suite 107
Hermitage, Tennessee 37076

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $33,974.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-96

7.4 1:00 IDENTIFICATION REFERENCE Dec 15 9 56 AM '92 PICK-UP

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 7th day of June, 1990, Mary Elizabeth T. Walton, executed a Deed of Trust to Rhonda S. Pope, as Trustee, to secure a promissory note of even date in the amount of $69,663.60, payable to the order of Southern Financial, Inc., as fully set out in Book 8128, Page 759, and by Transfer and Assignment to Landmark Financial Services, Inc. of record in Book 8128, Page 762, and re-recorded in Book 8701, Page 22, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Rhonda S. Pope, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8708, Page 615, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Commercial Credit Plan, Incorporated, purchaser of Landmark Financial Services, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 19 and 26, 1992 and December 3, 1992, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, December 15, 1992, at 10:00 a.m. at the front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Commercial Credit Plan, Incorporated was the highest and best bidder, the amount of its bid being in the sum of Thirty Three Thousand Nine Hundred Seventy Four and no/100 ($33,974.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty Three Thousand Nine Hundred Seventy Four and no/100 ($33,974.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Commercial Credit Plan, Incorporated, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land In Davidson County, Tennessee, being Lot No. 12 of the Porter Road Subdivision as of record in Book 843, page 28, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of Riverside Drive (formerly Riverside Boulevard) and runs back between parallel lines 150.0 feet on the northerly side and 151 feet on the southerly line to a dead line, as shown by said plan.

Being the same property conveyed to Julian E. Walton and wife Mary E. Walton by deed of record in Book 4228, page 211, Register's Office for Davidson County, Tennessee, and now being the same property conveyed to Mary Elizabeth Walton by Decree from Julian Earl Watson (Walton) of record in Book 6473, page 816, said Register's Office.

Mary E. Walton and Mary Elizabeth Walton being one and the same person.

This is improved property also known 1622 Riverside Drive, Nashville, Tennessee 37216.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Commercial Credit Plan, Incorporated, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8128, Page 759, and by Transfer and Assignment of record in Book 8128, Page 762, and re-recorded in Book 8701, Page 22, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Commercial Credit Plan, Incorporated, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 15th day of December, 1992.

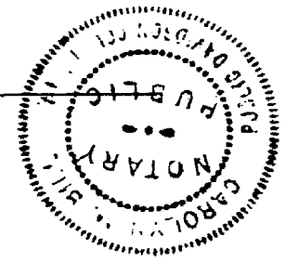
ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 15th day of December, 1992.

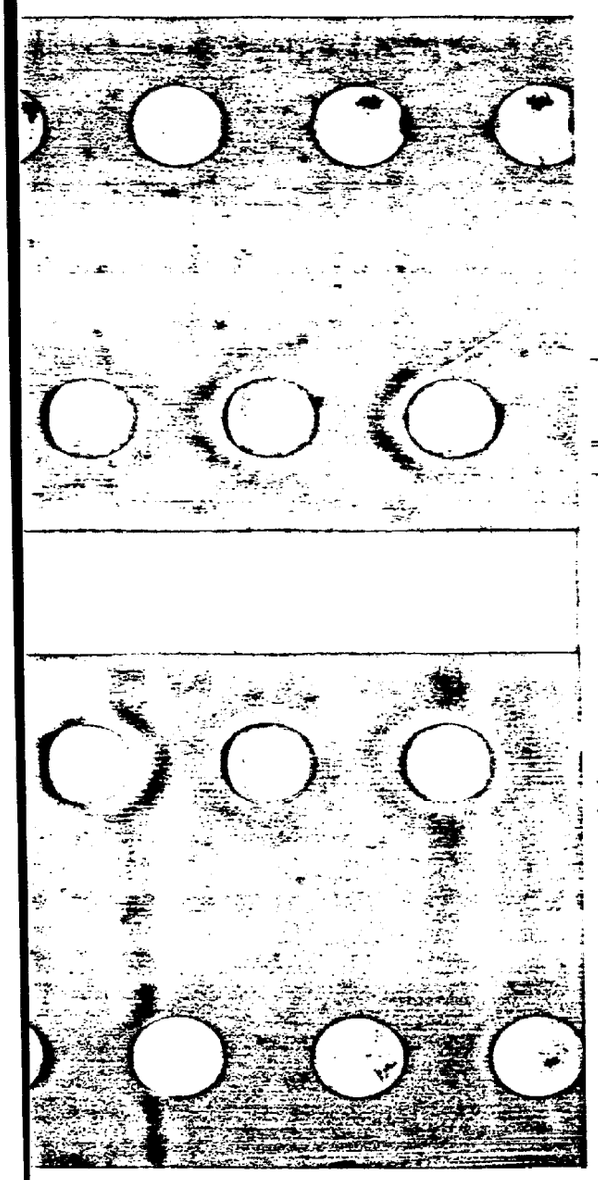
Carolyn M. Bell
NOTARY PUBLIC



My Commission Expires:

1-22-95

2168 12/16 0101 03CHECK 138.71



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 969

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	33974.00
CON TX	125.71
PRFEE	1.00
WDEED	12.00
TOTAL	138.71
CHECK	138.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/92 01 09:54 0001 2168

7.4 1:00

IDENTIFICATION REFERENCE

DEC 16 9 56 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601349