ADDRESS NEW OWNER

United Companies Mortgage
1451 Elm Hill Pike
Suite 250
Nashville, TN 37210

SEND TAX BILLS TO

Same

This Instrument Prepared By:

Ingram & Lowe Attorneys, P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072

Map & Parcel 92-07/0/218.00

SUBSTITUTE TRUSTEE'S DEED

BOOK 8866 PAGE 485

WHEREAS, by Deed of Trust dated February 14, 1991, of record in Book 8294, Page 300, Register's Office for Davidson County, Tennessee, Andrew L. Ballentine and Deloris King, conveyed certain real property therein described to Joe El Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated March 4, 1992, Ingram & Lowe Attorneys, P.C. 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 8565, Page 752, 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 January 18, 1993, and thereafter on January 25, 1993, and February 1,1993, which notice of sale advertised the sale of the property hereinafter described for February 8, 1993 at 1:00 P.M; and

WHEREAS, on February 8, 1993 at 1:00 P.M., at the front 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 Thirty Thousand One Hundred Seventy Three and 20/100 Dollars ($30,173.20), 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, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto United Companies Lending Corporation, 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. 7 on the Map of T.J. Harding's Subdivision of Lot No. 6 on the Elizabeth Harding Lytle Tract as of record in Book 161, page 11, Register's Office for said County. Said lot no. 7 fronts 40.7 feet on the westerly side of 22nd Avenue Court North, formerly Rampart Street, and runs back 108 feet on the northerly line and 112.9 feet, more or less on the southerly line, with the northerly margin of Booker

92901

IDENTIFICATION REFERENCE

FEB 16 4 12 PM '93

DAVIDSON COUNTY, TN

Street, to an alley measuring 6.5 feet thereon.

Being the same property conveyed to Deloris King by Will from William Burford Murphy of record in book 8277, Page 486, 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, P.C., as Trustee, do hereby transfer, assign and set over unto said United Companies Lending, 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 10th day of February, 1993.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 1993, before me personally appeared D. Ronald Ingram, to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said D. Ronald Ingram acknowledged said instrument to be the free act and deed of said corporation.

Nancy W. Lowe
Notary Public

My commission expires: 3-23-96

4258 02/16 01:01 03CHECK 120.74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

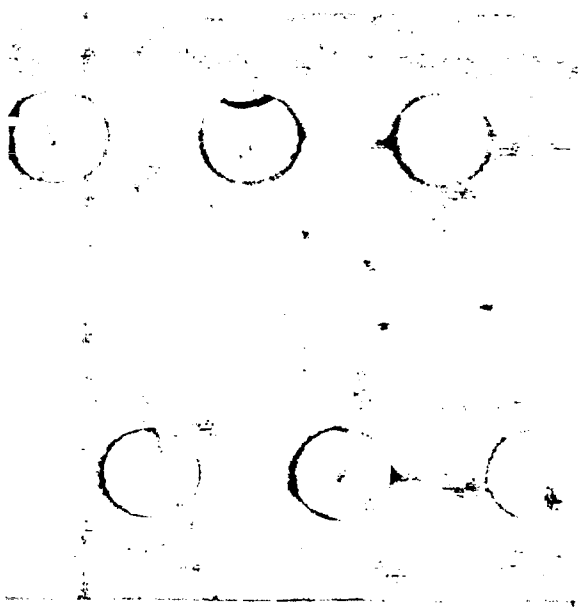
The actual consideration for this transfer or value of the property (whichever is greater) is $30,173.20. This is equal to or greater than the property would bring at a fair and voluntary sale.

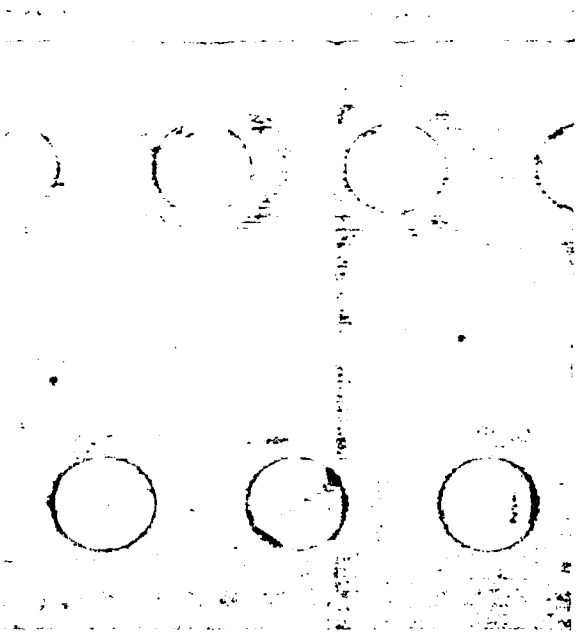
D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 10th day of February, 1993.

Nancy W. Lowe
Notary Public

My commission expires: 3-23-96





**OFFICIAL RECEIPT**
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8866 PAGE 487

| | | |
|---|---|---|
| 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 30173.20
CON TX 111.74
PRFEE 1.00
WDEED 8.00
TOTAL 120.74
CHECK 120.74

02/16/93 01 16:11 0001 4258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2 9.0 1:

IDENTIFI REFERENCE

FEB 16 4 12 PM '93

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 621895