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71-15
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This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

Ford Consumer Finance Company, Inc.
P. O. Box 650404
Dallas, Texas 75265-0404

5455 02/19 0101 03CHECK 87.00

SEND TAX BILLS:

SAME

94008

IDENTIFICATION

FEB 19 3 17 PM '93

DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of October, 1991, Horace M. Adkins and wife, Karinn Ann Adkins, executed a Deed of Trust to Tim A. Linville of Mt. Juliet, TN 37122, as Trustee, to secure a promissory note of even date in the amount of $44,000.00, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8475, Page 249, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Tim A. Linville of Mt. Juliet, TN 37122, 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 8843, Page 650, 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 Ford Consumer Finance Company, 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 January 28, 1993, and February 4 and 11, 1993, 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 Friday, February 19, 1993, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ford Consumer Finance Company, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty Thousand ($20,000.00) 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 Twenty Thousand ($20,000.00) 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 Ford Consumer Finance Company, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE being Lot No. 110 on the Plat of Sharpe and Horn's Second Addition, as of record in Deed Book 161, Page 53, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.
>
> BEING the same property conveyed to the Horace M. Adkins and wife, Karinn Ann Adkins by deed from Ford Consumer Finance Company, Inc. via a redelegation of authority from Ford Motor Credit Company to the officers of Ford Consumer Finance Company, Inc., of record in Book 8475, page 246, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property also known 1217 Joseph Avenue, Nashville, Tennessee 37207.

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 Ford Consumer Finance Company, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8475, Page 249, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Consumer Finance Company, Inc., 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 19th day of February, 1993.

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

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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 19th day of February, 1993.

Carolyn M. Bice
NOTARY PUBLIC

My Commission Expires:

1-22-95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8869 PAGE 477

FOR _____

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

02/19/93 01 15:16 0001 5455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94008

IDENTIFT REFERENCE

FEB 19 3 17 PM '93

DAVIDSON COUNTY, TN

No. 623083