M;P# 83-13/0/4960

BOOK 8971 PAGE 755

63

ADDRESS NEW OWNER

Creditor address or
Beneficial Finance
P.O. Box 110307
Nashville, TN 37222-0307

SEND TAX BILLS TO

Same

This Instrument Prepared By:

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 9, 1988, of record in Book 7703, Page 559, Register's Office for Davidson County, Tennessee, G. B. Mitchell and wife, Flora S. Mitchell, conveyed certain real property therein described to Kelli D. Currie, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 19, 1993, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of Kelli D. Currie, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8920, Page 138, 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 Record a newspaper published in Davidson County, Tennessee, said notice being first published on May 6, 1993, and thereafter on May 13, and May 20, 1993 which notice of sale advertised the sale of the property hereinafter described for May 27, 1993 at 1:00 P.M; and

WHEREAS, on May 27, 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 Twenty Seven Thousand Eight Hundred and no/100 Dollars ($ 27,800.00), 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, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Beneficial Tennessee, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Said Lot No. 6 fronts 50 feet on the northerly side of Shelby Avenue and extends back between parallel lines 153 feet to an alley.

2689.4

IDENTIFICATION

JUN 4 1 25 PM '93

JACK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to G. B. Mitchell, Jr. and wife, Flora S. Mitchell by deed from J. B. Stovall and wife, Juanita Stovall of record in Book 5181, Page 474, 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 Beneficial 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 3rd day of June, 1993.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __ day of June, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $ 27800.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

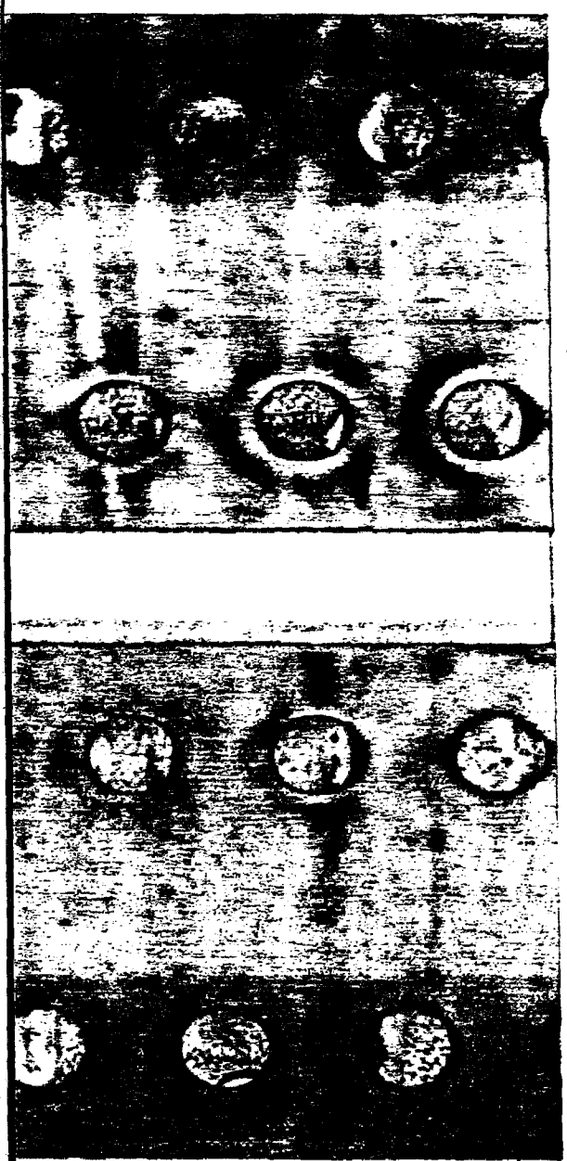
D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 3rd day of June, 1993.

Nancy W. Lowe
Notary Public

My commission expires: 3-23-96

37666 06/04/96 0101 03CHECK 111.86



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8971 PAGE 757

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 27800.00
				CON TX 102.86
				PRFEE 1.00
				MDEED 8.00
				TOTAL 111.86
				CHECK 111.86
			06/04/93 01	13:25 0001 3766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2689.4'

IDENTIFICATION REFERENCE

JUN 4 1 25 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659101