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

SEND TAX BILLS:

SAME

95244
IDENTIF. A REFERENCE

93 DEC -9 PM 2:38
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,500.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 6/30/96

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 22nd day of October, 1991, Robert F. McFarland, executed a Deed of Trust to Real Estate Loan Services, as Trustee, to secure a promissory note of even date in the amount of $58,700.00, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8470, Page 773, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Real Estate Loan Services, 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 9136, Page 838, 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 November 11, 18, and 26, 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 Wednesday, December 8, 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 Eleven Thousand Five Hundred and no/100 ($11,500.00) 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 Eleven Thousand Five Hundred and no/100 ($11,500.00) 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 12 in Miller's Addition to Edgefield, now East Nashville, a plan of which is recorded in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the west side of Lischey Avenue, or North Fourth Street, in the City of Nashville, Tennessee, and runs back between parallel lines 170 feet to an alley in the rear.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Miller's Addition of Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of North Fourth Street or Lischey Avenue, and running back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Beverly Ann Downing Towry, by Quitclaim Deed from Charles T. Waggoner, a widower, of Record in Book 4887, Page 277, Register's Office for Davidson County, Tennessee.

This is improved property also known 821 and 823 Lischey Avenue, Nashville, Tennessee.

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 8470, Page 773, 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 8th day of December, 1993.

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 8th day of December, 1993.

Patricia Wiles
NOTARY PUBLIC

My Commission Expires:

6/30/96

2371 12/09 0101 03CHECK 55.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9182 PAGE 115

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 11500.00
MOR TX 42.55
ERR CO
MOR TX 42.55-
CON TX 42.55
PRFEE 1.00
WDEED 12.00
TOTAL 55.55
CHECK 55.55

12/09/93 01 14:39 0001 2371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95244
IDENTIF. # REFERENCE

93 DEC -9 PM 2:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 732397