BOOK 9234 PAGE 839

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

5356 01/31 0101 03CHECK 146.94

ADDRESS NEW OWNER:

United Companies Lending Corporation
P.O. Box 1591
Baton Rouge, Louisiana 70821-1591

91-2
103

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,160.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 6/30/96

PICK-UP

12824
IDENTIFICATION REFERENCE

94 JAN 31 PM 2:20
REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 21st day of July, 1992, Dorothy P. Cook, unmarried, executed a Deed of Trust to Jim Crislip, as Trustee, to secure a promissory note of even date in the amount of $38,300.00, payable to the order of United Companies Lending Corporation as fully set out in Book 8686, Page 38, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Jim Crislip, 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 9206, Page 315, 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 United Companies Lending Corporation, 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 6, January 13, and January 20, 1994, 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, January 28, 1994, at 10:00 a.m. at the main front door of the Davidson County

Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, United Companies Lending Corporation was the highest and best bidder, the amount of its bid being in the sum of Thirty-Six Thousand One Hundred Sixty and no/100 ($36,160.00) 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-Six Thousand One Hundred Sixty and no/100 ($36,160.00) 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 United Companies Lending Corporation, its successors and assigns, a certain tract of land in United Companies Lending Corporation County, Tennessee, described as follows:

Being Lot No. 15 of Block 20, Cherokee Park Subdivision in West Nashville, as of record in Book 161, Page 5, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roy D. Cook and wife, Dorothy P. Cook by deed of record in Book 2879, Page 592, Register's Office for Davidson County, Tennessee.

This is improved property also known 6112 California, Nashville, Tennessee 37209.

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 United Companies Lending Corporation, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8686, Page 38, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said United Companies Lending Corporation, 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 28th day of January, 1994.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

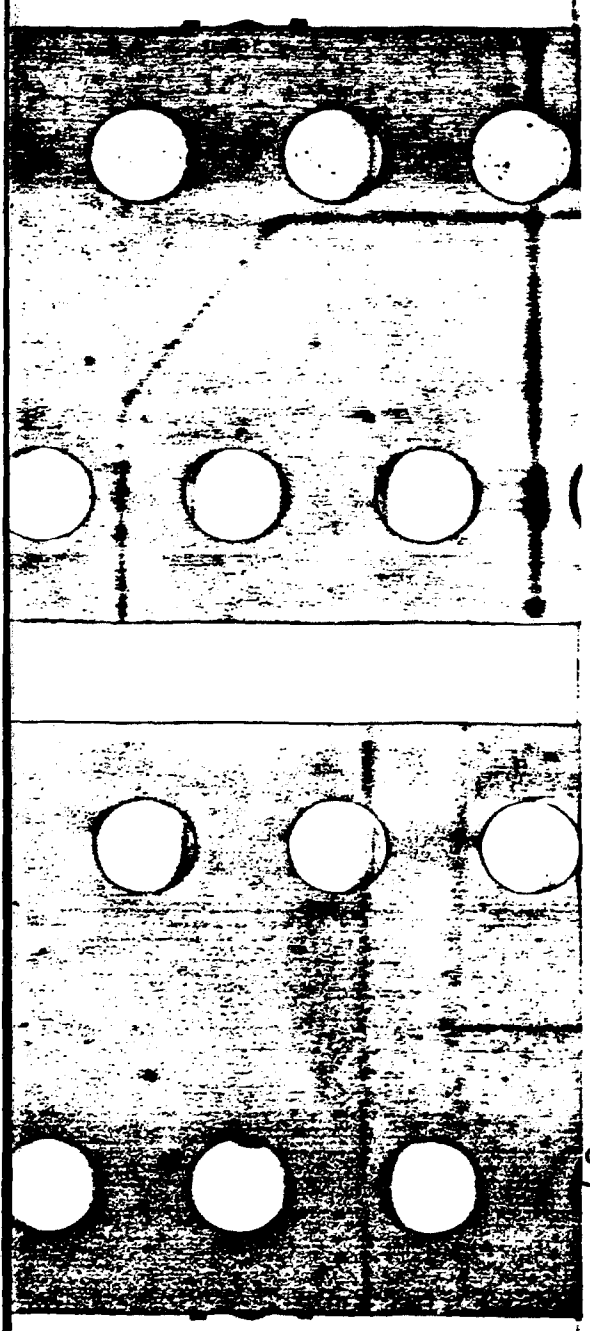
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 28th day of January, 1994.

Patricia White
NOTARY PUBLIC

My Commission Expires:

6/30/96



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

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 842

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	36160.00
CON TX	133.94
PRFEE	1.00
WDEED	12.00
TOTAL	146.94
CHECK	146.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/94 01 14:21 0001 5356

12824
IDENTIF. A REFERENCE

94 JAN 31 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751271