Mary Ann Roberts
Loan No. 7204-0302671

Name and address of new owner:
Associates Financial Services Company, Inc.
105 Decker Court
Suite 700
Irving, TX 75062

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
72-11-326
15DZ11715

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 6, 1990, recorded in Book 8060, page 870, Register's Office, Davidson County, Tennessee, Mary Ann Roberts, unmarried, conveyed to R. W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 9, 1994, and recorded in Book 9275, page 936, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 17, 24, and 31, 1994, stating that on April 8, 1994, at 12:40 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and

all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company, Inc., for $30,582.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot 13 on the Plat of Hal Harding Land, as of record in Book 843, page 47, Register's Office for said County.
>
> Said Lot No. 13 fronts 50 feet on the south side of Litton Avenue and runs back between parallel lines 175 feet, more or less, to an alley.
>
> Being the same property conveyed to Mary Ann Roberts, unmarried by Deed from Johnny C. White and wife, Eleanor B. White, of record in Book 6107, page 891, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1508 Litton Avenue, Nashville, Tennessee 37216.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of April, 1994.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of April, 1994.

Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,582.00.

Affiant

Subscribed and sworn before me, this 8th day of April, 1994.

Notary Public

My Commission Expires: [illegible]

3703 04/13 0101 03CHECK 126.22

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

94 APR 13 PM 12:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

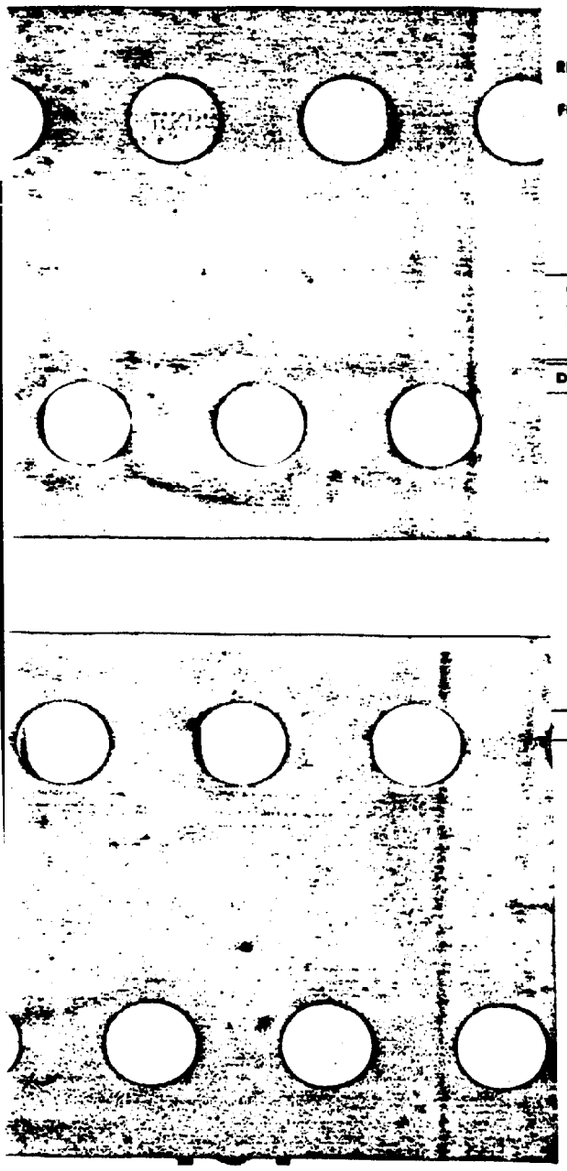
38737

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9311 PAGE 209

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 30582.00
CON TX 113.22
PRFEE 1.00
WDEED 12.00
TOTAL 126.22
CHECK 126.22

04/13/94 01 12:51 0001 3703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38737
IDENTIF. & REFERENCE

94 APR 13 PM 12:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778906