276618

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WKR)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

BOOK 9312 PAGE 927

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Ford Consumer Finance Company, Inc. P.O. Box 650404 Irving, Texas 75265-0404	Same	91-7-225

WHEREAS, by Deed of Trust and Security Agreement of record in Book 7579, page 65, Register's Office for Davidson County, Tennessee, Steven Russell, Jeanne L. Gosselin, and Michael C. McCracken (Debtor) conveyed to Saturn & Mazer, Trustees, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book 9268, page 570, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary ,the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 7th day of April, 1994 at the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Ford Consumer Finance Company, Inc. being the highest and best bidders became the purchasers of said property at and for the sum of $27,000;

NOW, THEREFORE, in consideration of the premises, the undersigned, W. Keith Ransdell, Successor Trustee, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Ford Consumer Finance Company, Inc. in fee simple forever, the property above mentioned in the County of Davidson and State of Tennessee and further described on Exhibit A attached hereto.

Together with and including the Improvements located on the aforesaid Premises.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Ford Consumer Finance Company, in fee simple forever, to whom the said W. Keith Ransdell, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned, as Successor Trustee, has caused this instrument to be executed this the 7th day of April, 1994.

W. KEITH RANSDELL
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, W. Keith Ransdell, Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 7th day of April, 1994.

Notary Public

My Commission Expires:
3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $27,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 1994.

Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

Being Lots Nos. 1014 and 1016 of Block Number 2171 in Plan Number 1 of West Nashville, which plan is of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots front 15.0 feet each on the south side of Kentucky Avenue and extend back between parallel lines 150.0 feet to an alley showing on said alley 25.0 feet each.

Being the same property conveyed to Steven Russell, Jeanne L. Gosselin and Michael C. McCracken by deed of record in Book 7579, page 62, said Register's Office.

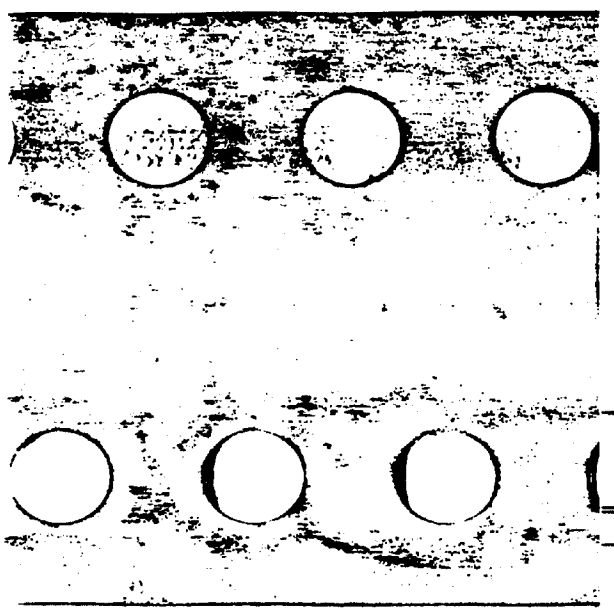
39373
IDENTIFICATION REFERENCE

94 APR 14 PM 2:42

FILED AND RECORDED
DAVIDSON COUNTY, TN.

PICK-UP

4364 04/14 0101 03CHECK 112.90



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

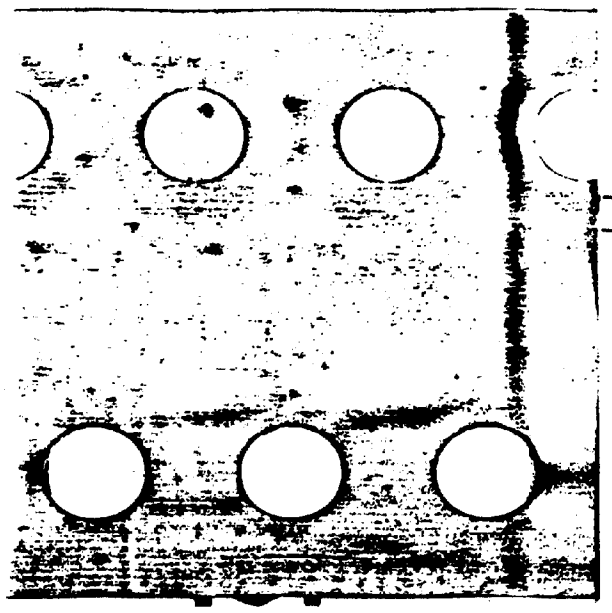
RECEIVED OF _____

FOR _____

BOOK 9312 PAGE 930

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 12.00
[illegible] 112.90
CHECK 112.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39373
IDENTIF. REFERENCE

94 APR 14 PM 2:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

04/14/94 01 14:43 0001 4364

No. 779562