BOOK 9327 PAGE 471

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

ADDRESS NEW OWNER:

City Finance Company of Tennessee, Inc.
P.O. Box 110627
Nashville, Tennessee 37222

SEND TAX BILLS:

SAME

94 APR 29 PM 1:24

PICK-UP

44400
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,144.97.

AFFIANT

Subscribed and sworn to before me this the 29th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 6/30/96

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 19th day of July, 1988, Samuel T. Cannon, executed a Deed of Trust to M. A. Smith and/or C. L. Byrge, as Trustee, to secure a promissory note of even date in the amount of $35,700.00, payable to the order of City Finance Company of Tennessee, Inc., as fully set out in Book 7604, Page 122, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said M. A. Smith and/or C. L. Byrge, 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 9288, Page 227, 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 City Finance Company of Tennessee, 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 April 7, April 14 and April 21, 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, April 29, 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, City Finance Company of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of Fourteen Thousand One Hundred Forty-Four and 97/100 ($14,144.97) 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 Fourteen Thousand One Hundred Forty-Four and 97/100 ($14,144.97) 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 City Finance Company of Tennessee, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 244 on the Map of McGavock, Wetmore and other's Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 244 fronts 50 feet on the easterly side of 10th Avenue, North and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Samuel T. Cannon and wife, Margaret Cannon by deed from Octavia Kramer, a widow, of record in Book 3835, page 80, Register's Office for Davidson County, Tennessee.

This is improved property also known 1512 10th Avenue North, Nashville, Tennessee 37208.

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 City Finance Company of Tennessee, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7604, Page 122, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said City Finance Company of Tennessee, 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 29th day of April, 1994.

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

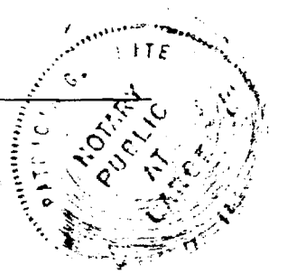
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.

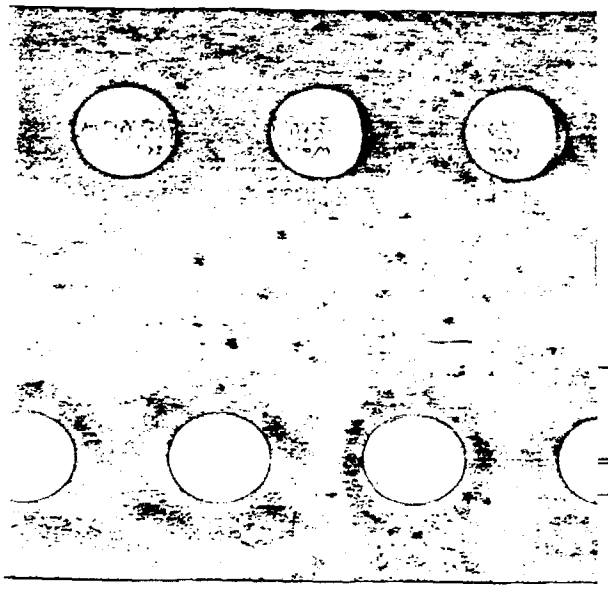
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 29th day of April, 1994.

Patricia White
NOTARY PUBLIC



My Commission Expires:
6/30/96

9883 04/29 0101 03CHECK 65.17



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

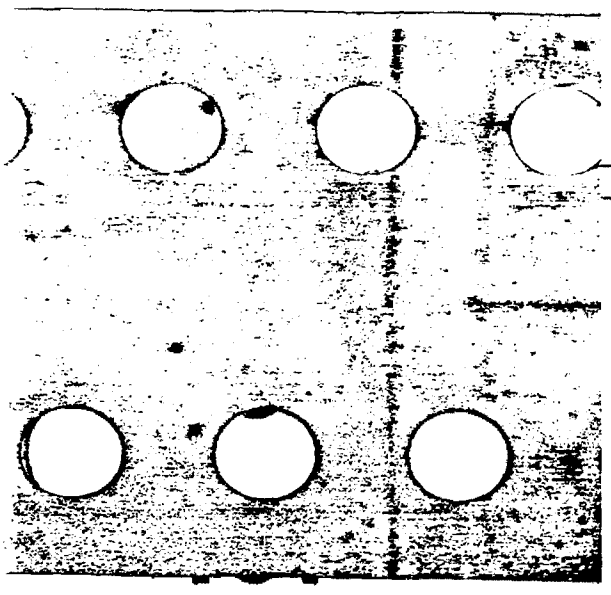
RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 474

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44400
Identif ← Ref

94 APR 29 PM 1:25

REGISTER
DAVIDSON COUNTY, TN.

CAMT	14144.97
CON TX	52.17
~~STATE~~	~~1.00~~
~~UCC~~	~~12.00~~
~~ERR CO~~	
~~UCC~~	~~12.00~~
MISC	12.00
TOTAL	65.17
CHECK	65.17

04/29/94 01 13:26 0001 9883

No. 784991