Copy

BOOK 9397 PAGE 880

ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Beneficial Tennessee P.O. Box 110307 Nashville,TN 37222-0307	Same	Ingram & Lowe Attorneys, P.C. 405 A Two Mile Pike Goodlettsville, TN 37072

map & parcel
72-14-0 349.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 9, 1989, of record in Book 7844, Page 103, Register's Office for Davidson County, Tennessee, John S. Nesbitt and wife, Peggy Nesbitt, conveyed certain real property therein described to Kelli D. Currie, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated May 23, 1994, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of Kelli D. Currie, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 9353, Page 786, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on June 9, 1994, and thereafter on June 16, and June 23, 1994, which notice of sale advertised the sale of the property hereinafter described for June 30, 1994 at 1:00 P.M; and

WHEREAS, on June 30, 1994 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Thirty Eight Thousand Nine Hundred Thirty Eight and 05/100 Dollars ($38,938.05), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Beneficial Tennessee, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 6 on the Plan of Belle Forest No. 3, Section 2, as of record in Book 1424, page 73, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Belle Forest Avenue and extends back betwwen parallel lines 150 feet to a dead line.

FEE $ 2.00 RECEIVED
JUL -5 PM 2:47
PAUL A. WILSON REGISTER
DAVIDSON COUNTY, TN.

67816

IDENTIFICATION REFERENCE

Being the same property conveyed to grantors herein by deed of record in book 6243, page 160, Register's Office for Davidson County, Tennessee.

This property is known as 7 Belle Forest Ave., Nashville, TN

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Beneficial Tennessee, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 30 day of June, 1994.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: _____
John H. Lowe

3421 07/05 0101 03CHECK 152.93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 1994, before me personally appeared John H. Lowe, to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said John H. Lowe acknowledged said instrument to be the free act and deed of said corporation.

Cynthia A. Bray
Notary Public

My commission expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

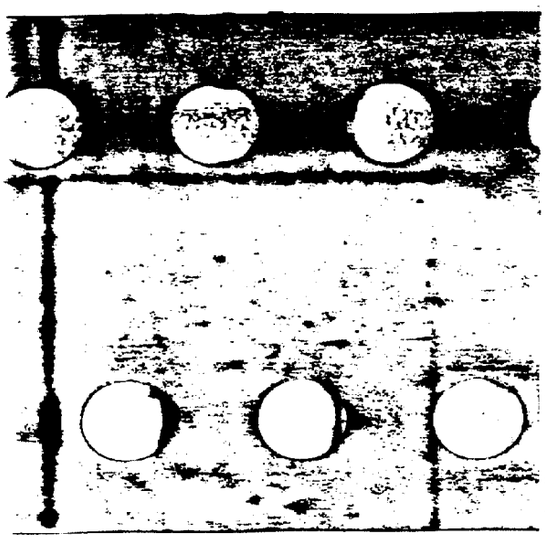
The actual consideration for this transfer or value of the property (whichever is greater) is $38,938.05. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 30 day of June, 1994.

Cynthia A. Bray
Notary Public

My commission expires: 11-22-97



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

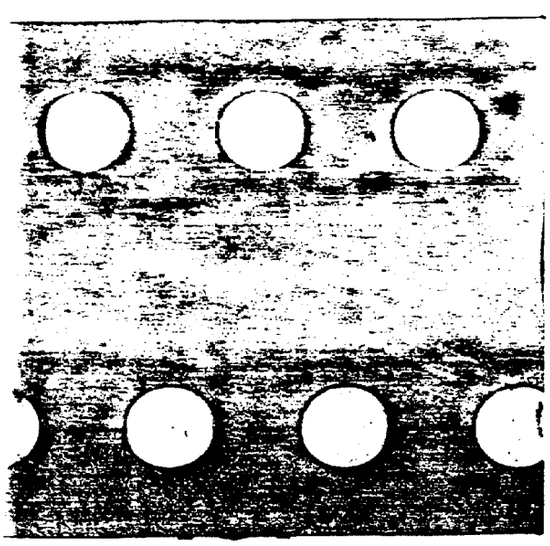
RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 882

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	38938.05
CON TX	143.93
PRFEE	1.00
WDEED	8.00
TOTAL	152.93
CHECK	152.93

07/05/94 01 14:48 0001 3421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67816
IDENTIF. ↑ REFERENCE

94 JUL -5 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810072