THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124 1155

BOOK 9471 PAGE 294

NAME: James D. Hughey
S&K#: 94-0828
LOAN#: 3803640089

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1988, recorded in Book 7741, Page 583, Register's Office of Davidson County, Tennessee, James D. Hughey and wife, Constance B. Hughey, conveyed to Joe E. Phillips, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 9388, Page 375, in the Register's Office of Davidson County, Tennessee; 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **AUGUST 24, 1994**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 at which time the said property was struck off and sold to United Companies Lending Corporation, whose address is P.O. Box 1591, Baton Rouge, LA 70821-1591, at and for the sum of $42,135.96, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by United Companies Lending Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said United Companies Lending Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Nashville, Davidson County, Tennessee, being the Easterly 50 feet of Block No. 26 on the Map of Charlotte Park 2nd Addition, extended, etc., the Easterly 100 feet as of record in Book 421, Page 10, Register's Office for said County, described as follows:

Beginning at the Northwest corner of Nevada Avenue, formerly 3rd Avenue, and "B" Street or 39th Avenue North, being the Southeast corner of said Block No. 26; thence with the Northerly margin of Nevada Avenue, Westwardly 50 feet; thence Northwardly parallel with the Westerly margin of "B" Street or 39th Avenue North, 150 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Eastwardly 50 feet to the Westerly margin of "B" Street or 39th Avenue North, thence with the said margin Southwardly 150 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 7741, Page 583, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7741, Page 583, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quit Claim Deed, recorded in Book 7732, Page 206, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto United Companies Lending Corporation, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 24th day of August, 1994, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the 24th day of August, 1994.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE 11-24-97 SHELBY COUNTY, TENN.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $42,135.96, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 24th day of August, 1994.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE 11-24-97 SHELBY COUNTY, TENN.

92892

IDENTIF. ↑ REFERENCE

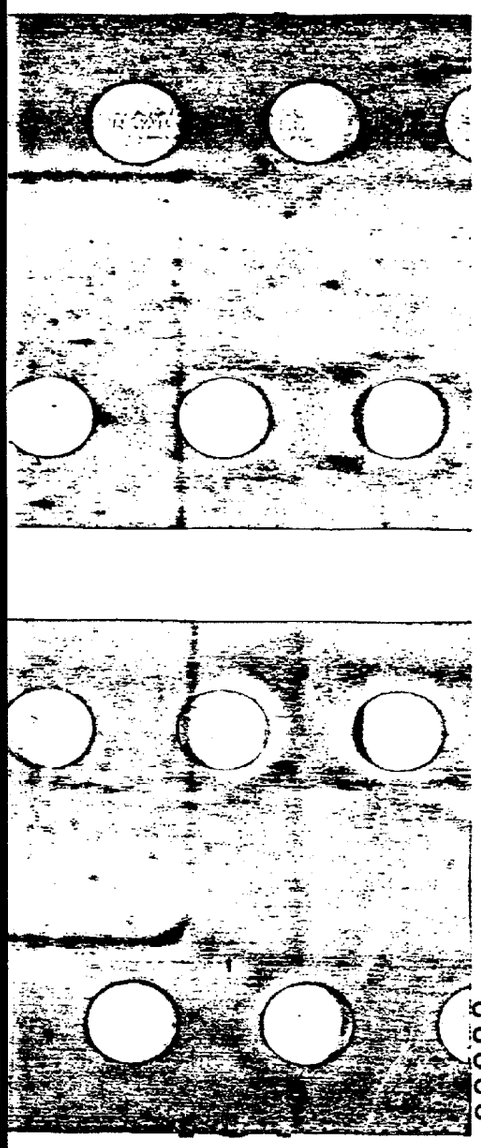
91 SEP 21 PM 1:07 REGISTER DAVIDSON COUNTY, TN.

PROPERTY ADDRESS: 3900 Nevada Avenue, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
United Companies Lending Corporation
P.O. Box 1591
Baton Rouge, LA 70821-1591

S & K #:94-0828 Map & Parcel - 92-13-203

09/21/91 0101 DEC 050 164.91



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

RECEIVED OF _____

FOR _____

BOOK 9471 PAGE 296

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 42135.96
				CON TX 455.91
				ERR CO
				CON TX 455.91-
				CON TX 155.91
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.91
				CHECK 164.91
09/21/94	01			13:06 0001 0596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92892

IDENTIF. & REFERENCE

94 SEP 21 PM 1:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 836899