Box 40-B

FOIL 9536PG236

SEND TAX BILLS TO NEW OWNER:
Associates Financial Services Company of Tennessee, Inc.
105 Decker Drive, Suite 700
Irving, Texas. 75062

Map 119-5
Par. 250
6DA-14330

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 17, 1992, and recorded in Book 8679, page 300, Register's Office, Davidson County, Tennessee, LEON EUGENE MUSGROVE, JR., unmarried conveyed to G. H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 3, 1994 and recorded in Book 9530, page 815, 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 Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as 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 Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Record, (See Proof of Publication attached hereto as an exhibit) a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 10, 17 and 24th, 1994 stating that on December 2, 1994, at 11:00 A.M. at the South door of the Davidson County Courthouse on the Public Square 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 equity of redemption, the statutory right 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; restrictive covenants, easements, setback lines, and any and all redemption rights, including the right of redemption of any governmental agency, and all other prior liens or encumbrances, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc. for $26,070.98, 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, the receipt of which is hereby acknowledged, and Associates Financial Services Company of Tennessee, Inc., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company of Tennessee, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of 5 and 6, Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for said County.
>
> Said Lot No. 149 fronts 50 feet on the northerly margin of Lutie Street and extends back between parallel lines 150 feet to an alley in the rear.
>
> Being the same property conveyed to LEON EUGENE MUSGROVE, JR., A SINGLE PERSON, by deed from ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC., of record in Book 8879, page 297, Register's Office for DAVIDSON County, Tennessee.

This is improved property located at 116 Lutie Street, Nashville, Tennessee. 37210.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback lines, etc. as aforesaid.

And I do further transfer and assign unto the said Grantee all of 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 2nd day of December, 1994.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 2nd day of December, 1994.

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,070.98.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 1994.

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

14017
IDENTIFICATION REFERENCE

9519 12/02 0101 03CHECK 113.47

BOOK 9536 PG 239

THE NASHVILLE RECORD

198 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Robert F. Doyle, Atty
613 Woodland Street
Nashville, TN 37206

Re: Musgrove, 116 Lutie Street

AD NO. 3983 AMOUNT $249.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn.

I make further oath that the attached publication appeared in the same on the following dates:

November 10, 17, 24, , 1994

THE NASHVILLE RECORD

Betty Davis

Betty Davis

Subscribed and sworn to before me,

this 24th day of November, 1994

Cynthia Wolden

Notary Public

My Commission Expires MAY 24, 1997

My Commission Expires: _____

PROOF OF PUBLICATION
COPY OF ADV.

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated July 17, 1992, executed by LEON EUGENE MUSGROVE, JR. to G. H. Pryor, Trustee, and recorded in Book 8679, page 300, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed Robert F. Doyle, as Substitute Trustee by written instrument recorded in the above mentioned Register's Office, notice is hereby given that I, Robert F. Doyle, Substitute Trustee, under the power and authority vested in me by said Deed of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on

DECEMBER 2, 1994,

at 11:00 A.M. (Eleven O'clock A.M.) at the South Door of the Courthouse on the Public Square in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land in County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of 5 and 6, Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 149 fronts 50 feet on the northerly margin of Lutie Street and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to LEON EUGENE MUSGROVE, JR., A SINGLE PERSON, by deed from ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC., of record in Book 8879, page 297, Register's Office for DAVIDSON County, Tennessee.

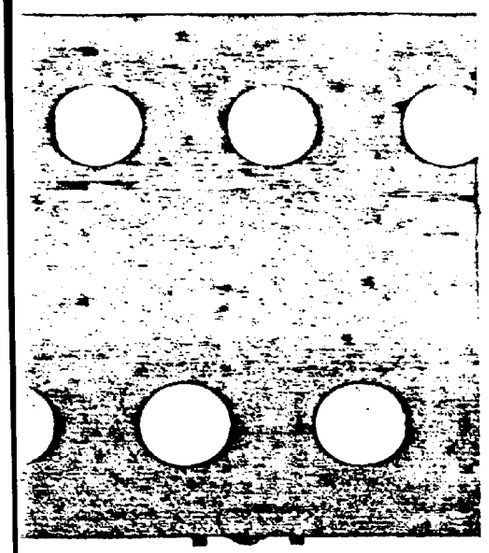
This is improved property located at 116 Lutie Street, Nashville, Tennessee 37210.

This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property. The Trustee may adjourn or postpone the aforementioned sale of real estate property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in his discretion, give a new notice of sale.

ROBERT F. DOYLE, SUBSTITUTE TRUSTEE
613 Woodland Street
Nashville, Tennessee 37206

Insertion Dates: November 10, 17, 24, 1994
AD NO. 3983





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

RECEIVED OF _____

FOR _____

BOOK 9536 PG 240

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 26070.98
CON TX 96.47
PRFEE 1.00
WDEED 16.00
TOTAL 113.47
CHECK 113.47

12/02/94 01 11:07 0001 9518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14017
IDENTIFICATION REFERENCE

94 DEC -2 AM 11:07
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 859532