Box 40-B

BOOK 9554PG 782

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

Map 83-5
Parcel 393
23W-09600

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 August 24, 1993, and recorded in Book 9059, page 577, Register's Office, Davidson County, Tennessee, TIMOTHY D. BLEECKER AND WIFE, PATRICIA N. BLEECKER, conveyed to G. H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 22, 1994 and recorded in Book 9530, page 814, 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, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 1st, 8th and 15th, 1994 stating that on December 23, 1994, at 11:00 A.M. at the South door of the 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, Inc. for $81,297.00, 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, 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, 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, Tenenssee, being part of Lot No. 8 on the Plan of the C.F. Ordway Home Place of record in Book 57, page 88, Register's Office for said County and more fully described according to a May 19, 1979, survey by R. L. Montoya, Tennessee Registered Land Surveyor, No. 697, as follows:
>
> Beginning at a point on the northerly margin of Stratton Avenue located westwardly 100.0 feet, more or less, from the westerly margin of North 15th Street, said point also being the southwesterly corner of Gertrude Nixon, et al, property (Book 4488, page 113, Register's Office for said County); thence with Nixon's westerly property line, northwardly 170.0 feet to the southerly margin of an alley; thence, with said margin, westwardly 50.0 feet to the northeasterly corner of the Catherine Hudgens' property (Book 3769, page 173, said Register's Office); thence, with Hudgens' easterly property line, southwardly 170.0 feet to a point on the northerly margin of Stratton Avenue; thence, with said margin eastwardly 50.00 feet to the point of beginning.
>
> Being the same property conveyed unto Timothy D. Bleecker and wife, Patricia N. Bleecker, by deed recorded June 5, 1979, in Deed Book 5446, page 832, of the Register's Office for Davidson County, Tennessee.

This is improved property located at 1419 Stratton Avenue, Nashville, Tennessee. 37206.

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 any and all prior liens or encumbrances against said real property.

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 23th day of December, 1994.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

5139 12/27 0101 03CHECK 313.80

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 23rd day of December, 1994.

MY COMMISSION EXPIRES 11/28/98 NOTARY PUBLIC

PATRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 81,297.00 .

Affiant

Subscribed and sworn to before me, this 23rd day of December, 1994.

MY COMMISSION EXPIRES 11/28/98 NOTARY PUBLIC

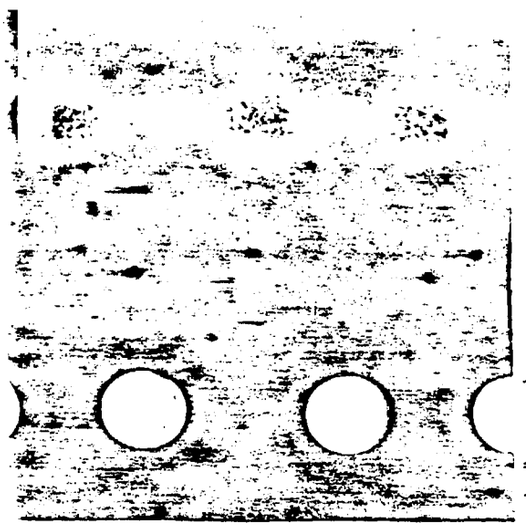
PATRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

20062

IDENTIFICATION REFERENCE

94 DEC 27 AM 10:12

REGISTER
DAVIDSON CO. TN.



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

RECEIVED OF _____

FOR _____

BOOK 9554 PG 785

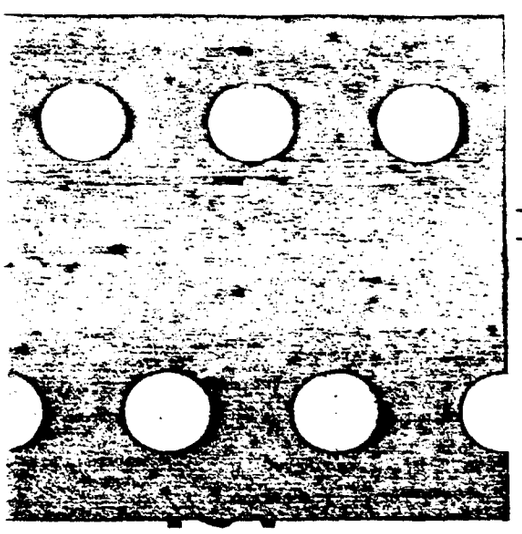
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	81297.00
CON TX	300.80
PRFEE	1.00
WDEED	12.00
TOTAL	313.80
CHECK	313.80

12/27/94 01 10:11 0001 6189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



20062
IDENTIF. & REFERENCE

DEC 27 AM 10: 12

REGISTER
DAVIDSON COUNTY, TN.

No. 866099