Box 40-B

BOOK 9610 PG 715

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

Map 80-8
Par. 210
13DA-66980

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 13, 1992, and recorded in Book 8703, page 192, Register's Office, Davidson County, Tennessee, EDNA ELIZABETH MYERS conveyed to G. H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 3rd, 1995 and recorded in Book 9595, page 378, 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

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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 February 9th, 16th, and 23rd, 1995 stating that on March 3rd, 1995, 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 any prior liens or encumbraces, 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 $48,749.52, 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:

> Being Lot No. 126 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, Register's Office for said County, as follows:
>
> BEGINNING at a point in the southerly margin of Mayer Lane at the corner of Lots Nos. 125 and 126; thence with the line between said lots, southerly 107 feet to a corner of Lot No. 127; thence with the line between lots 126 and 127, easterly 99.25 feet to a point in the westerly margin of Mexico Drive; thence with the margin of same, northerly 74.9 feet to a point in the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the southerly margin of Mayer Lane; thence with the margin of same, westerly 54.44 feet to the point of beginning.
>
> Being the same property conveyed to Georgia Chester Knight and Mamie McGavock for life, remainder to Clifford Myers and wife, Edna Elizabeth Myers, by deed from Adele L. Tidwell, a widow recorded in Book 4533, page 362, Register's Office for Davidson County, Tennessee.
>
> The said Georgia Chester Knight, also known as Georgia S. K. Crowder, died July 17, 1978; Mamie McGavock died March 25, 1972 and Clifford Myers died May 28, 1978, thereby vesting in Edna Elizabeth Myers as surviving tenant by the entirety.

This property is also known as 3213 Mexico Drive, Nashville, Tennessee. 37218.

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 3rd day of March, 1995.

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 3rd day of March, 1995.

MY COMMISSION EXPIRES 11/28/98 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,749.52.

Affiant

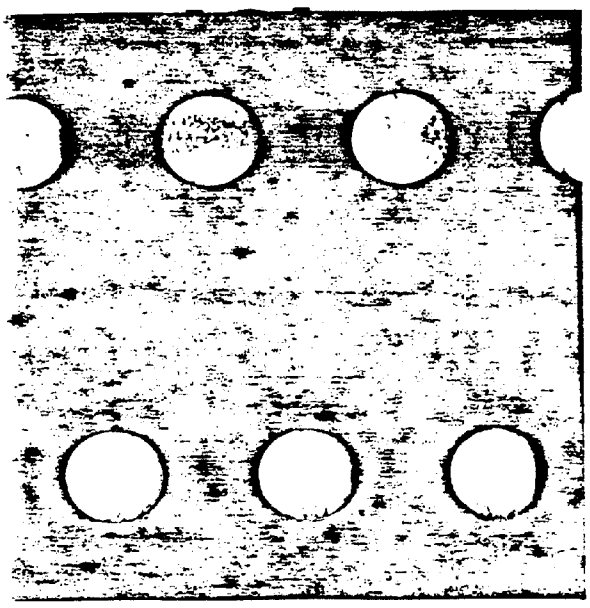
Subscribed and sworn to before me, this 3rd day of March, 1995.

MY COMMISSION EXPIRES 11/28/98 NOTARY PUBLIC

95 MAR -3 AM 11:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

39161
IDENTIF. + REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

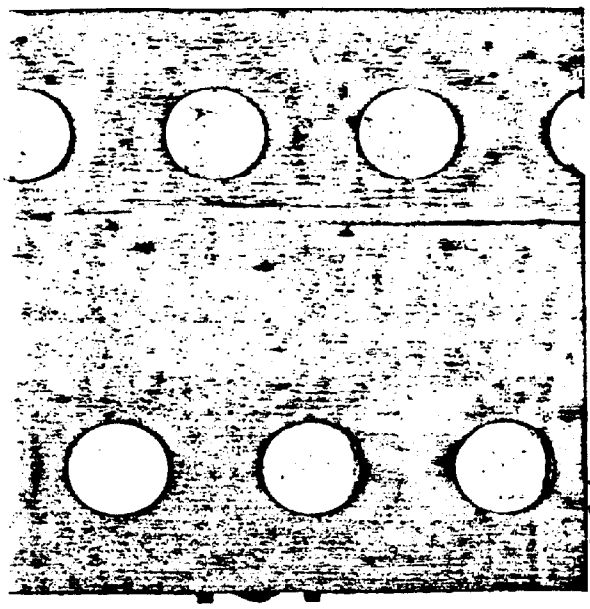
RECEIVED OF _____

FOR _____

BOOK 9610 PG 718

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 48749.52
CON TX 180.37
PRFEE 1.00
WDEED 12.00
TOTAL 193.37
CHECK 193.37

03/03/95 01 11:21 0001 7162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39161

IDENTIF. ↑ REFERENCE

95 MAR -3 AM 11:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 886811