Julia Ann Steele
Loan No. 0741-7204-0303661

Name and address of new owner:
Associates Financial Services Company, Inc.
105 Decker Drive, Suite 700
Irving, TX 75062

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
81-15-237
02W30605

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 28, 1989, recorded in Book 7954, page 987, Register's Office, Davidson County, Tennessee, Julia Ann Steele, unmarried, conveyed to R.W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and 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 D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an 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 23, March 2, and 9, 1995, stating that on March 17, 1995, at 12:00 noon at the South door of the courthouse 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 the equity 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; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company, Inc., for $15,000.00, 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, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, 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, to wit:

> Land in Davidson County, Tennessee, being the southerly ½ of Lot No. 379 on the Map of D.T. McGavock & Others' Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Eldridge Cunningham and wife, Maggie Cunningham, by deed from Annie Steele, a widow, as recorded in Book 3219, page 85, Register's Office of Davidson County, Tennessee, and being the same property vested in Julia Ann Steele (a granddaughter of Eldridge Cunningham and wife, Maggie Cunningham) unmarried, by Affidavit of Heirship recorded in Book 7268, page 299, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1516 17th Avenue North, Nashville, Tennessee 37208.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all 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 the 17th day of March, 1995.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, 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 the 17th day of March, 1995.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Subscribed and sworn before me, this 17th day of March, 1995.

Notary Public

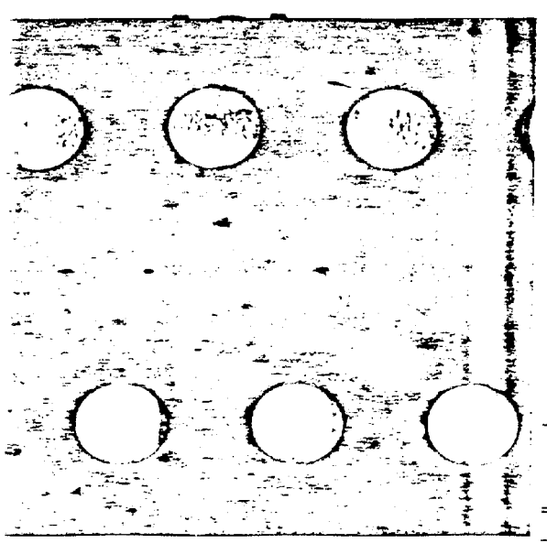
NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: 1-25-97

44777
IDENTIF. & REFERENCE

95 MAR 22 PM 1:50
FILED [illegible] REGISTER
DAVIDSON COUNTY, TN.

2784 03/22 0101 03CHECK 67.50



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

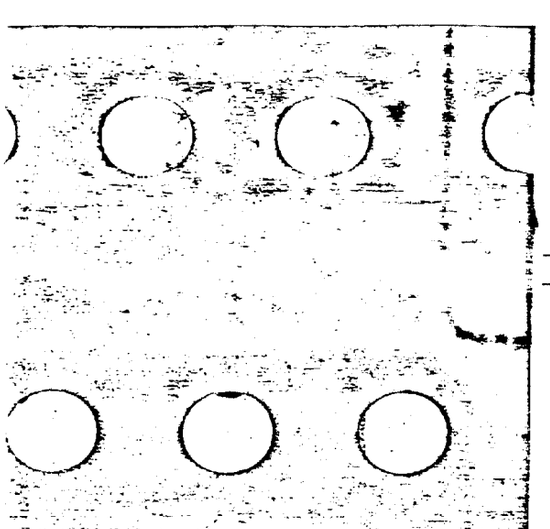
RECEIVED OF _____

FOR _____

BOOK 9625 PG 61

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	15000.00
CON TX	54.50
PRFEE	1.00
WDEED	12.00
TOTAL	67.50
CHECK	67.50

03/22/95 01 13:51 0001 2784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44222
IDENTIF. ↑ REFERENCE

95 MAR 22 PM 1:50

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

No. 892353