This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

9912 PG 969

ADDRESS NEW OWNER:

Ford Consumer Finance Company, Inc.
P.O. Box 650404
Dallas, Texas 75265-0404

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $136,376.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

0139283

IDENTIFICATION REFERENCE

96 JAN -9 PM 2:45

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 21st day of August, 1992, Antonio L. Turner, unmarried, executed a Deed of Trust to D.W. McMackin of Davidson County, TN, as Trustee, to secure a promissory note of even date in the amount of $124,553.00, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8710, Page 392, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said D.W. McMackin of Davidson County, TN, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9633, Page 837, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Ford Consumer Finance Company, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 7, December 14 and December 21, 1995, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, January 9, 1996, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ford Consumer Finance Company, Inc. was the highest and best bidder, the amount of its bid being in the sum of One Hundred Thirty-Six Thousand, Three Hundred Seventy-Six and 00/100 ($136,376.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of One Hundred Thirty-Six Thousand, Three Hundred Seventy-Six and 00/100 ($136,376.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Ford Consumer Finance Company, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT 311, ON THE PLAN OF J.M.T.J. AND G.W. HARDING'S PLAN OF RECORD IN BOOK 21, PAGE 80, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 081-11-0 070,00

SAID LOT FRONTS 57 FEET ON THE EAST SIDE OF 22ND AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ANTONIO L. TURNER BY DEED FROM ALTUS BANK, A FEDERAL SAVINGS BANK OF RECORD IN BOOK 8270, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY COMMONLY KNOWN AS 1748 22ND AVENUE NORTH, NASHVILLE, TENNESSEE 37208

TRACT II: BEING THE SOUTHERLY 50 FEET OF LOT NO. 9, ON IRA CRANDALL'S PLAN OF LOTS, AS OF RECORD IN BOOK 17, PAGE 297, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 9 FRONTS 50 FEET ON THE WESTERLY SIDE OF 12TH AVENUE, NORTH, FORMERLY SANGSTER STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 130 FEET TO AN ALLEY. 081-07-0 102.00

BEING THE SAME PROPERTY CONVEYED TO ANTONIO TURNER BY DEED FROM SARA ROBIN SIR, OF RECORD IN BOOK 7408, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY COMMONLY KNOWN AS 2017 12TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208

TRACT III: BEING THE WESTERLY 35 FEET OF LOT NO. 34 IN THE BRANSFORD REALTY COMPANY'S RESUBDIVISION OR PART OF MANLOVE ADDITION RECORDED IN BOOK 421, PAGE 53, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PART OF THE SAID LOT FRONTS 35 FEET ON THE NORTHERLY SIDE OF THOMPSON STREET, AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES 138-1/2 FEET MORE OR LESS TO AN ALLEY. 081-15-0 323.00

BEING THE SAME PROPERTY CONVEYED TO ANTONIO TURNER BY DEED FROM SALLIE WINSETT, A WIDOW, OF RECORD IN BOOK 7399, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY COMMONLY KNOWN AS 1716 KNOWLES AVENUE, NASHVILLE, TENNESSEE 37208

THE SAID ANTONIO L. TURNER ALSO KNOWN AS ANTONIO C. TURNER.

These are improved properties also known as 1748 22nd Avenue North, 2017 12th Avenue North and 1716 Knowles Avenue, Nashville, Tennessee 37208.

This conveyance is made subject to all restrictions of record,

all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Ford Consumer Finance Company, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8710, Page 392, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Ford Consumer Finance Company, Inc., its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 9th day of January, 1996.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

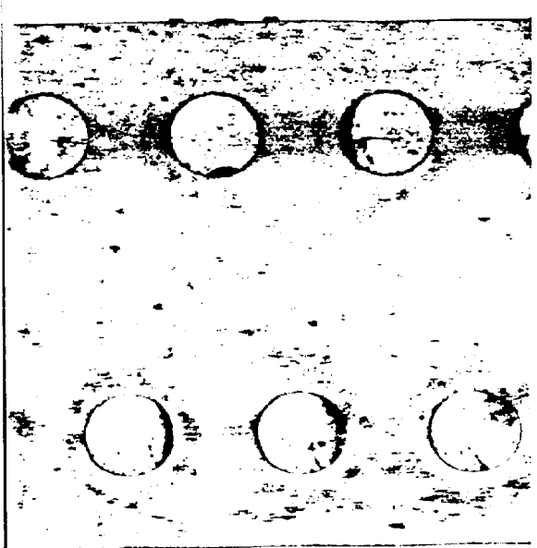
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 9th day of January, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98

5986 01/09 0101 03CHECK 517.68



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

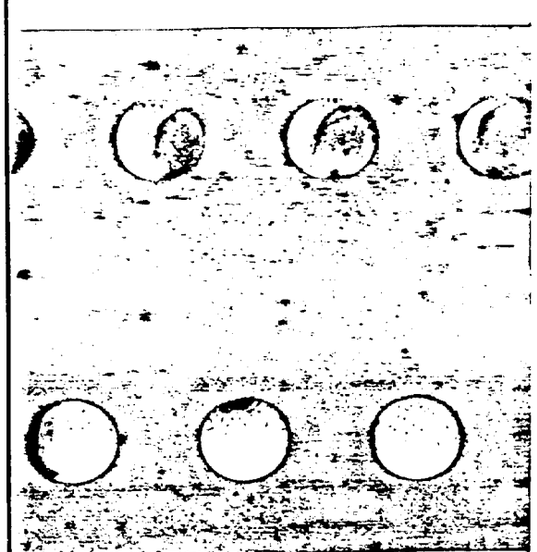
RECEIVED OF _____

FOR _____

BOOK 9912 PG 972

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 136376.00
CON TX 504.68
PRFEE 1.00
WDEED 12.00
TOTAL 517.68
CHECK 517.68

01/09/96 01 14:47 0001 6086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139283
IDENTIF. # REFERENCE

96 JAN -9 PM 2:45

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994425