[redacted]

Box 40-B

SEND TAX BILLS TO NEW OWNER:
Associates Financial Services Company, Inc.
300 Decker Drive, Suite 300
Irving, Texas. 75062

Map 82-12
Par. 215
19W-01480

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

BOOK 9955 PG 895

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 27, 1992, and recorded in Book 8611, page 571, Register's Office, Davidson County, Tennessee, PORTER M. SHULL AND WIFE, ANITA G. JOBE SHULL conveyed to G. H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 8, 1993 and recorded in Book 9111, page 607, 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 newspaper, a newspaper published in Davidson County, Tennessee, (See Proof of Publication attached hereto as an exhibit) said advertisement appearing in the editions of said newspaper under the dates of September 14th, 21st, and 28th, 1995 stating that on October 6, 1995, at 11:00 A.M. at the front door of the Davidson County Courthouse, as located 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,

WHEREAS, on said date at the time and place stated in said advertisement, I, Robert F. Doyle, Substitute Trustee appeared and announced that the sale was postponed to November 10, 1995 at 11:00 A.M. to be held at the same location; and I appeared and announced on November 10, 1995 at 11:00 A.M. at the front door of the Davidson County Courthouse that the sale was again postposed to Janaury 5, 1996 at 11:00 A.M. at the same location; and I appeared and announced on January 5, 1996 at 11:00 A.M. at the front door of the Davidson County Courthouse that the sale was again postponed to February 23, 1996 at 11:00 A.M. at the same location, the postponements were made due to the property being in the process of being redeemed from a tax sale and pending disposition of a Bankruptcy Petition filed on October 27, 1995 by Porter M. Shull and Anita G. Shull, Case No. 395-07732 in the United States Bankruptcy Court for the Middle District of Tennessee, said case being dismissed on February 14, 1996, and

WHEREAS, on February 23, 1996 at 11:00 A.M. at the said front door of the Davidson County Courthouse, and on the terms as advertised in said newspaper, 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 $50,874.00, 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, Tennessee, being Lot No. 41 and the easterly 15 feet of South 9th Street that lies parallel to Lot No. 41 on the Plan of Neil S. Brown property of record in Book 57, page 50, Register's Office for said County.
>
> Said Lot and part of said Street adjoin and front together 65 feet on the southerly margin of Ramsey Street (formerly

Georgia Street and formerly Silverdeen Place) and runs back 170 feet to a line in the rear which measures 65 feet thereon.

Being the same property conveyed to Porter M. Shull and wife, Anita G. Jobe Shull by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 8611, page 568, Register's Office for Davidson County, Tennessee.

This is improved property located at 900 Ramsey Street, Nashville, Tennessee. 37206

TO HAVE AND TO HOLD said property with the appurtenances, 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 23rd day of February, 1996.

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 23rd day of February, 1996.

Johnnie A. Jobe

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

BOOK 9955 PG 898

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,874.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 1996.

MY COMMISSION EXPIRES 11-2297 NOTARY PUBLIC

0827 02/23 0101 03CHECK 209.24

015050

IDENTIFICATION

95 FEB 23 AM 11:24

FILED
DAVIDSON COUNTY, TN.

BOOK 9955 PG 899

NASHVILLE RECORD

222 SECOND AVENUE, N., SUITE 215, WASHINGTON SQUARE
NASHVILLE, TENNESSEE 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

Robert J. Doyle
613 Woodland St.
Nashville, TN 37206

Re: 900 Ramsey St., Shull

AD NO. 6854 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:

September 14, 21, 28, 1995

THE NASHVILLE RECORD

Betty Davis

Betty Davis

Subscribed and sworn to before me,

this 28th day of September, 1995

Barbara McCaskill

Notary Public

My Commission Expires: Nov. 28, 1998

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated April 27, 1992, executed by PORTER M. SHULL AND WIFE, ANITA G. JOBE SHULL to G.H. Pryor, Trustee, and recorded in Book 8611, page 571, 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 of 613 Woodland Street, Nashville, Tennessee, as Substitute Trustee by written instrument recorded in Book 9111, page 607, 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

OCTOBER 6, 1995

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 the County of Davidson, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 and the easterly 15 feet of South 9th Street that lies parallel to Lot No. 41 on the Plan of Neil S. Brown property of record in Book 57, page 50, Register's Office for said County.

Said Lot and part of said Street adjoin and front together 65 feet on the southerly margin of Ramsey Street (formerly Georgia Street and formerly Silverdeen Place) and runs back 170 feet to a line in the rear which measures 65 feet thereon.

Being the same property conveyed to Porter M. Shull and wife, Anita G. Jobe Shull by Deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 8611, page 568, Register's Office for Davidson County, Tennessee.

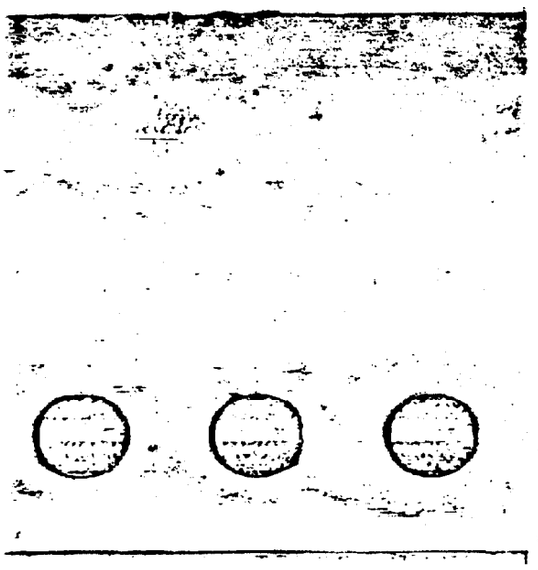
This is improved property located at 900 Ramsey Street, Nashville, Tennessee 37206.

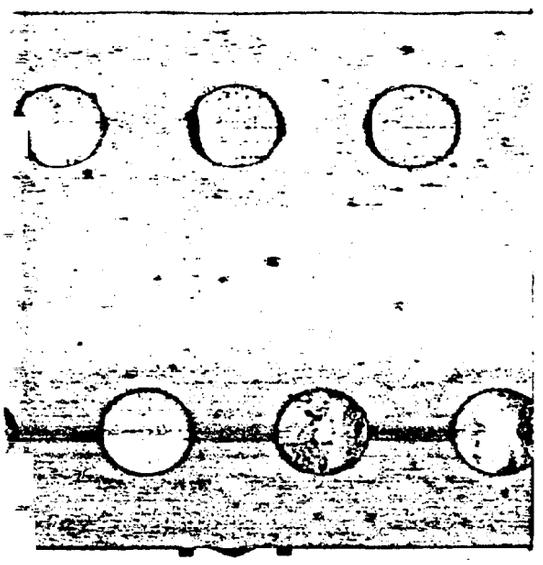
This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property. The Trustee may adjourn or postpone the aforementioned sale of real 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: September 14, 21, 28, 1995
AD NO. 6854

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9955 PG 960

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 50874.00
CON TX 188.24
PRFEE 1.00
WDEED 20.00
TOTAL 209.24
CHECK 209.24

02/23/96 01 11:28 0001 0827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153050
IDENTIFICATION REFERENCE

96 FEB 23 AM 11:25
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1008987