Box 53

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

83-4
238

ADDRESS NEW OWNER:

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

BOOK 9963PG470

SEND TAX BILLS:

SAME

0155432
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 10:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of October, 1994, Ruby Jewell Gustin executed a Deed of Trust to Auborn L. Hager III (Nashville), as Trustee, to secure a promissory note of even date in the amount of $48,278.00, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 9576, Page 42, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Auborn L. Hager III (Nashville), 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 9925, Page 463, 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 February 1, February 8 and February 15, 1996, 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 Thursday, February 29, 1996, at 10:02 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

Box 53

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 Thirty Thousand and No/100 ($30,000.00) 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 Thirty Thousand and No/100 ($30,000.00) 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:

> Being the easterly 5 feet of Lot No. 1 and the westerly 45 feet of Lot No. 2 on the plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County.
>
> Said parts of Lots Nos. 1 and 2 front together 50 feet on the northerly side of Eastland Avenue and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Kenneth D. Gustin and wife, Bernice A. Gustin, by deed from John Meloro and wife, Georgia Drake Ervin Meloro, dated January 4, 1974, recorded January 8, 1974, Book 4779, page 174, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1703 Eastland Avenue, Nashville, Tennessee 37206.

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 9576, Page 42, 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 29th day of February, 1996.

Robert P. Ziegler, Substitute Trustee

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

3389 03/01 0101 03CHECK 124.00

Bk V53

BOOK 9963 PG 472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

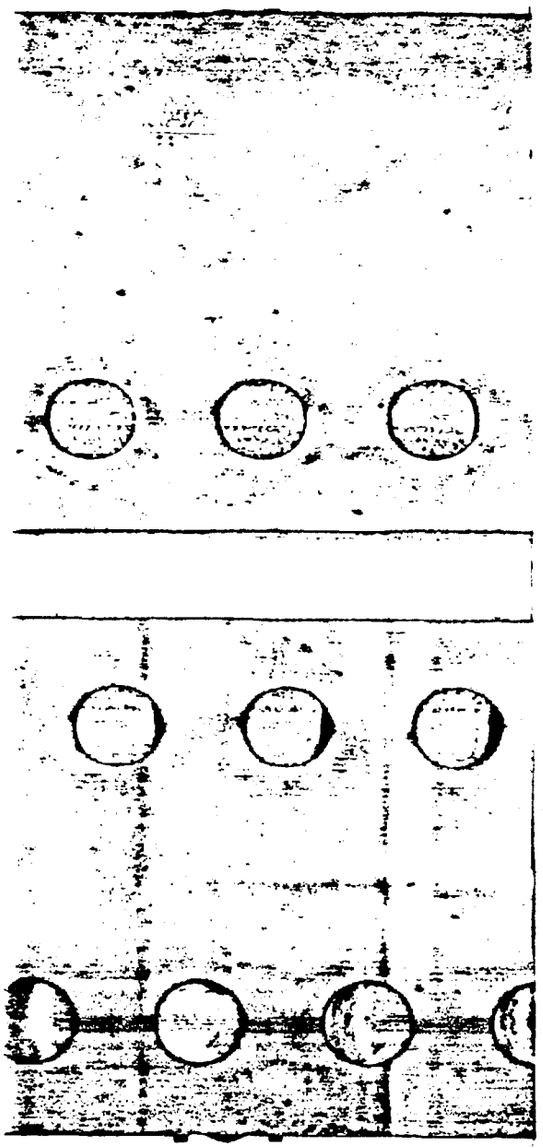
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 29th day of February, 1996.

NOTARY PUBLIC

My Commission Expires:

01/21/98



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

RECEIVED OF _____

FOR _____

BOOK 9963 PG 473

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
TOTAL	124.00
CHECK	124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 3389

0155432
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 10:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1011517