THIS INSTRUMENT PREPARED BY WAGNER, NELSON AND WEEKS
1418 FIRST TENNESSEE BANK BUILDING
CHATTANOOGA, TENNESSEE 37402

Mail Back To:
Wagner Nelson
1418 First Tenn.
Bank Bldg.
Chatt. TN 37402

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Ford Consumer Finance Company, Inc. P. O. Box 650404 Dallas, TX 75062	SAME	Map 9978 Pt 649 81-10-112

TRUSTEE'S DEED

WHEREAS, on the 22 day of February, 1995, JAMES T. WILLIAMS, SR., and YVONNE WILLIAMS, executed a Deed of Trust, same being filed for record February 23, 1995, recorded in Book 9601, Pages 718 - 720, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a full recital of its provisions, the real estate hereinafter described for the purpose of securing an indebtedness mentioned in said Deed of Trust; and,

WHEREAS, said Deed of Trust provided that should the said James T. Williams, Sr., and Yvonne Williams, fail to pay said indebtedness or any part thereof at the time same should become due, or should fail to perform any of the covenants in the Note or Deed of Trust, that the Trustee thereunder was empowered and authorized to advertise said property for sale for Twenty-one (21) days by Three (3) weekly notices giving notice of the time, terms, and place of sale in some newspaper in the County wherein the property was located, and to sell the same in front of the Courthouse door in the County where the property was located, being Davidson County, Nashville, Tennessee, and said sale was advertised to be held at the Courthouse in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash in hand and at public outcry in bar of the equities of redemption, dower, and homestead, and to apply the proceeds of such sale first to pay the expenses of executing this trust, and any and all sums the beneficiary or Trustee may have expended or become liable for under the provisions of said instrument, with interest

0159937
IDENTIF. ↑ REFERENCE

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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thereon, second to discharging the Note representing the said indebtedness and interest thereon, or any balance thereon in full, and the balance, if any, he will hold subject to the orders of the said James T. Williams, Sr., and Yvonne Williams, and any subsequent lien holders; and,

WHEREAS, it was the duty of the Trustee to execute to the purchaser all necessary title papers, and place said purchaser in the quiet and peaceful possession of said premises; and,

WHEREAS, according to the provisions of said Deed of Trust, David E. Nelson, Jr., was appointed Substitute Trustee by instrument recorded in Book 9924, Page 602, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of principal and interest as the same became due, and said default continuing, and the holder of said indebtedness declared same in its entirety, principal and interest, due and unpaid; and,

WHEREAS, the holder of said Note requested the Substitute Trustee to advertise the sale of the real estate hereinafter described, as provided by said Deed of Trust; and,

WHEREAS, at the request of the true and lawful owner and holder of the Note representing said indebtedness, after advertising said property hereinafter described for sale once a week for Three (3) weeks, giving notice of the time, place, and terms of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, the undersigned, as Substitute Trustee, did on March 8, 1996, within the legal hours, offer for sale in front on the Courthouse steps in the City of Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, in bar of the equities of redemption, dower, and homestead the real estate hereinafter described; and,

WHEREAS, FORD CONSUMER FINANCE COMPANY, INC., was the highest and best bidder at public outcry at said sale for said real estate hereinafter described in accordance with the terms of said Deed of Trust, under which same was sold, and the same was knocked down and sold to FORD CONSUMER FINANCE COMPANY, INC. for the price of Twenty-eight Thousand Nine Hundred Dollars and 00/100ths ($28,900.00) and in consideration of the premises and of said sum of Twenty-eight Thousand Nine Hundred Dollars and 00/100ths ($28,900.00) David E. Nelson, Jr., Substitute Trustee, under the recitals of said Deed of Trust, does hereby sell, transfer and convey unto FORD CONSUMER FINANCE COMPANY, INC., the following described real estate situated in the State of Tennessee, Davidson County:

BOOK 9978 PG 651

Land in Davidson County, Tennessee, being Lot 40 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the Southerly side of Santi Avenue, formerly Rose Street formerly Yarbrough Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to the grantors by Deed of Record in Book 9440, at page 662, the Register's Office for Davidson County, Tennessee.

No survey made, same legal description as in prior title.

TO HAVE AND TO HOLD the same unto the said FORD CONSUMER FINANCE COMPANY, INC., its successors and assigns forever in fee simple, David E. Nelson, Jr., Substitute Trustee, transfers to FORD CONSUMER FINANCE COMPANY, INC., all covenants of warranty and seizin made to him as Substitute Trustee in the Deed of Trust and appointment of Substitute Trustee agreement, above recited, but makes this conveyance as Substitute Trustee under the recitals of said instruments and not otherwise.

WITNESS my hand this 8th day of March, 1996.

David E. Nelson, Jr. Trustee

Substitute Trustee

STATE OF TENNESSEE

COUNTY OF HAMILTON

On this 8th day of March, 1996, before me personally appeared David E. Nelson, Jr., Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he, as such Substitute Trustee, executed the same as his free act and deed for the purposes therein contained. BK 9978 PG 652

WITNESS my hand and Notarial Seal at Chattanooga, Tennessee.

Sarah R. Floyd
NOTARY PUBLIC

My commission expires: 5-18-99

STATE OF TENNESSEE

COUNTY OF HAMILTON

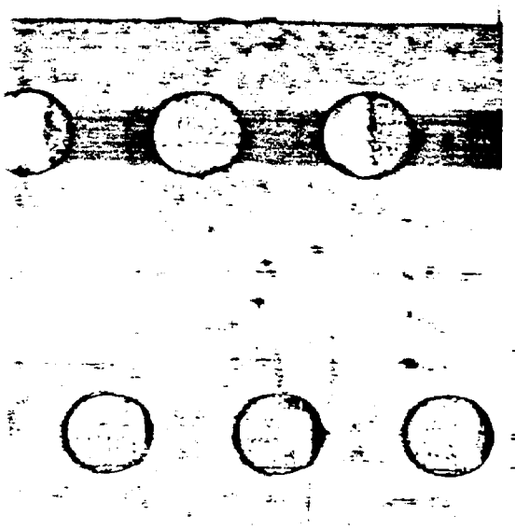
I, hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee under Tennessee Code Annotated, Section 67-4102, Item (S), hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $28,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

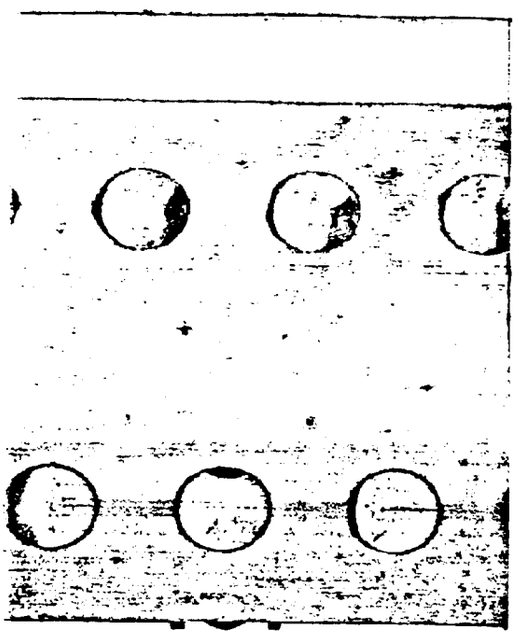
Affiant

Sworn to and subscribed before me this 8th day of March, 1996.

Sarah R. Floyd
NOTARY PUBLIC

My commission expires: 5-18-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9978 PG 653

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 28900.00
CON TX 106.93
PRFEE 1.00
WDEED 16.00
TOTAL 123.93
CHECK 123.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159937
IDENTIF. # REFERENCE

96 MAR 14 AM 9:21

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

No. 1016318