B1 53

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

BOOK 10050 PG 543

ADDRESS NEW OWNER:

Commercial Credit Plan, Inc.
3441 Lebanon Road
Jackson Courtyard, Suite 107
Hermitage, Tennessee 37076

MAP 081-02-0
Parcel 193.00

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

0181852

IDENTIFICATION REFERENCE

96 MAY 15 PM 12:04

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of February, 1993, Dwayne A. Jones executed a Deed of Trust to W.H. Bonds Jr, Coffee Cty, Tullahoma, as Trustee, to secure a promissory note of even date in the amount of $13,073.94, payable to the order of Commercial Credit Plan, Inc., as fully set out in Book 8876, Page 826, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said W.H. Bonds Jr, Coffee Cty, Tullahoma, 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 10005, Page 266, 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 Commercial Credit Plan, 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 April 11, April 18 and April 25, 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 Tuesday, May 14, 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, Commercial Credit Plan, Inc. was the highest and best bidder, the amount of its bid being in the sum of Ten Thousand and No/100 ($10,000.00) 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 Ten Thousand and No/100 ($10,000.00) 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 Commercial Credit Plan, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to-wit:
>
> Land in Davidson County, Tennessee, Being Lot No. 77B Buena Vista Heights, Zone Lot Division of Lot 77, as of record in Book 6200, Page 417, Amending Book 161, Page 19, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dwayne A. Jones by deed from Jack Kemp, Secretary of Housing and Urban Development by Ronald L. Buchanan, Program Analyst, November 20, 1992, recorded November 25, 1992, Book 8796, Page 268, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1724 B Nubell Street, 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 Commercial Credit Plan, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8876, Page 826, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Commerical Credit Plan, 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 14th day of May, 1996.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10050 PG 545

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.

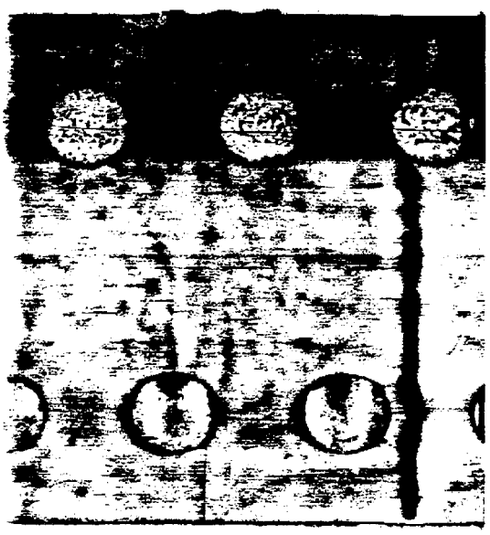
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 14th day of May, 1996.

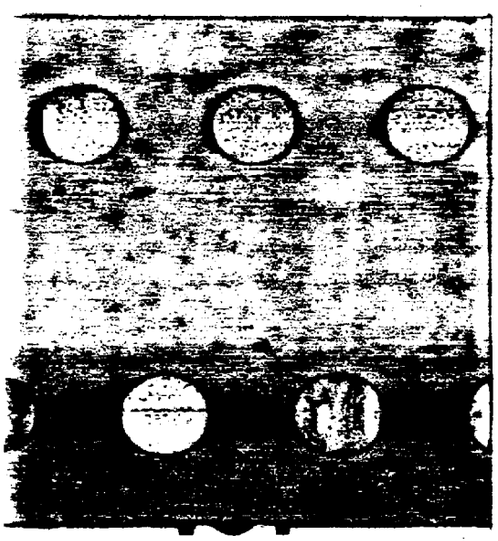
NOTARY PUBLIC

My Commission Expires:

01/24/98

1740 05/15 0101 03CHECK 50.00





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 546

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 50.00
				CHECK 50.00
			05/15/96 01	12:07 0001 1740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181852
IDENTIF. ↑ REFERENCE

96 MAY 15 PM 12:04

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

No. 1039706