BK 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 547

ADDRESS NEW OWNER:

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

Map 072-14-0
Parcel 338.00

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 01/24/98

0181853

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE
96 MAY 15 PM 12:05
IDENTIFICATION REFERENCE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 29th day of September, 1995, Wanda Mace and Annette Mace, both Unmarried, executed a Deed of Trust to D. Ronald Ingram, as Trustee, to secure a promissory note of even date in the amount of $44,839.61, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 9831, Page 357, Register's Office for Davidson County, Tennessee; and being re-recorded in Book 9994, Page 479, Register's Office for Davidson County; and,

WHEREAS, the said D. Ronald Ingram, 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 9996, Page 238, 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 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 10:02 a.m. at the main front door of the Davidson County

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-Five Thousand and No/100 ($35,000.00) 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-Five Thousand and No/100 ($35,000.00) 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 Lot No. 17 on the Map of Belle Forrest No. 3, Section 2, of record in Book 1424, page 73, Register's Office for said County, as follows:

Said Lot No. 17 fronts 61.2 feet on the northerly margin of Belle Forrest Avenue and extendas back between parallel lines 198 feet to a dead line.

Being the same property conveyed to Annette Mace by Deed of record in Book 8690, page 781, Register's Office for Davidson County, Tennessee. Wanda Mace joine in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have marital or otherwise.

This is improved property also known as 8 Belle Forrest 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 9831, Page 357, 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 14th day of May, 1996.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BK/M 10050 PG 549

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.

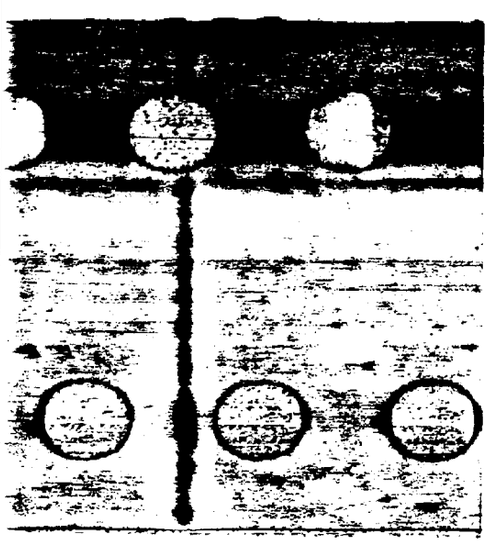
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 14th day of May, 1996.

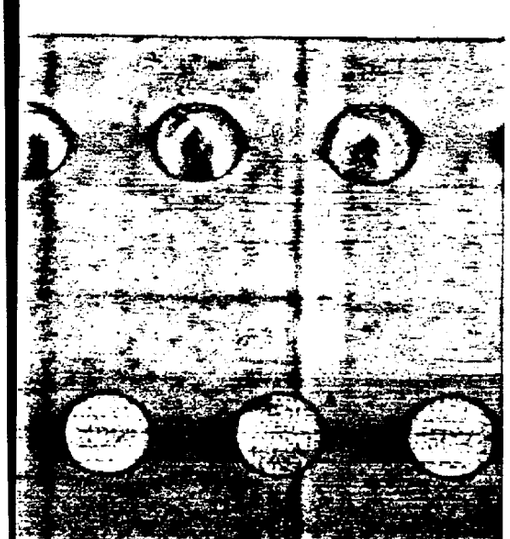
Lori L. Baker
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:
01/24/98

17.. 97 LF 0101 03D-REIK 142.50





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 550

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
TOTAL	142.50
CHECK	142.50

05/15/96 01 12:08 0001 1741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181853
IDENTIF. ↑ REFERENCE

96 MAY 15 P1 12:05

REGISTER
DAVIDSON COUNTY, TN.

No. 1039707