BOOK 10244 PG 793

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

Map 81-11
Parcel 103.00

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $20,800.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires 10/20/98

0242174
IDENTIF. & REFERENCE

96 OCT 31 PM 3:10
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 16th day of April, 1993, Porter Maples, Jr. and wife, Phyllis R. Maples, executed a Deed of Trust to D. W. McMackin, a resident of Davidson County, Tennessee, as Trustee, to secure a promissory note of even date in the amount of $29,375.99, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8920, Page 478, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said D. W. McMackin, a resident of Davidson County, Tennessee, 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 9702, Page 637, 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 September 19, September 26 and October 3, 1996, respectively and a copy of the notice is attached hereto and incorporated herein by reference;

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, October 31, 1996, at 10:10 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

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 Twenty Thousand Eight Hundred and NO/100 ($20,800.00) 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 Twenty Thousand Eight Hundred and NO/100 ($20,800.00) 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:

> Land in Davidson County, Tennessee, being part of Lots Nos. 262 and 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands, of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, September 5, 1944, as follows:
>
> Beginning at a point on the east margin of 21st Avenue North 16.3 feet south of the common corner of Lots Nos. 262 and 263; thence easterly 119.5 feet to a point; thence northerly 37.5 feet to a point; thence westerly 119 feet to a point in the easterly margin of 21st Avenue North at a point 25.7 feet south of the common corner of Lots 263 and 264; thence southerly along the easterly margin of 21st Avenue North 40.6 feet to the point of beginning.
>
> Being the same property conveyed to the Grantors herein by Special Warranty Deed from Ford Consumer Finance Company, Inc. which deed is being recorded simultaneously herewith.

This is improved property also known as 1736 21st Avenue North, Nashville, Tennessee 37209.

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 8920, Page 478, 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 31st day of October, 1996.

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

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 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a promissory note dated April 16, 1993, and/or deed of trust, securing the same of even date recorded in Book 8920, Page 478, Register's Office for Davidson County, Tennessee, executed by Porter Maples, Jr. and wife, Phyllis R. Maples, conveying certain property therein described to D. W. McMackin, a resident of Davidson County, Tennessee, Trustee, the undersigned, Robert P. Ziegler, having been appointed Substitute Trustee in an instrument of record in Book 9702, Page 637, Register's Office for Davidson County, Tennessee.

WHEREAS, Ford Consumer Finance Company, Inc., being the legal owner and holder of said note, and of the lien securing the same, did cause, because of default in payment by Grantees, foreclosure proceedings to commence with notice of publication of Substitute Trustee's Sale being published 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 June 29, July 6 and July 13, 1995, respectively;

WHEREAS, pursuant to said notice 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 records, all unpaid taxes, and all other prior mortgages and valid liens of record on Tuesday, July 25, 1995, at 10:00 a.m. as advertised at the front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Ford Consumer Finance Company, Inc. was the highest and best bidder, the amount of its bid being in the amount of Twenty-Five Thousand and No/100 Dollars ($25,000.00); and

WHEREAS, pursuant to the bid and the authority vested in the Substitute Trustee, the said Robert P. Ziegler, Substitute Trustee, caused a Substitute Trustee's Deed to be executed on the 25th day of July, 1995, and being of record in Book 9739, Page 687, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantee, Porter Maples, Jr., filed a petition in bankruptcy seeking relief under Chapter 13 of Title 11 U.S.C. on the 12th day of July, 1995, being case number 395-04744 in the United States Bankruptcy Court for the Middle District of Tennessee, without Notice being given to Grantor nor to the Substitute Trustee prior to the sale; and

WHEREAS, the Grantee, Porter Maples, Jr.'s Chapter 13 Petition was dismissed and an order denying confirmation and dismissing the case #95-0477, United States Bankruptcy Court for the Middle District of Tennessee, was entered by the Honorable Keith M. Lundin on September 29, 1995; and

NOW, THEREFORE, to eliminate any question as to title to the property, notice is hereby given that the entire indebtedness has been declared due and payable by the owners thereof, and that I, Robert P. Ziegler, Substitute Trustee, or the Substitute Trustee's duly appointed attorneys or agents, by virtue of the power, duty and authority vested in and imposed upon me, will on **THURSDAY, OCTOBER 31, 1996,** at **10:10 a.m.**, at the main front door of the Courthouse in Nashville, Davidson County, Tennessee offer for sale certain property hereafter described, to the highest and best bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser), at public outcry, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the deed of trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 262 and 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands, of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, September 5, 1944, as follows:
>
> Beginning at a point on the east margin of 21st Avenue North 16.3 feet south of the common corner of Lots Nos. 262 and 263; thence easterly 119.5 feet to a point; thence northerly 37.5 feet to a point; thence westerly 119 feet to a point in the easterly margin of 21st Avenue North at a point 25.7 feet south of the common corner of Lots 263 and 264; thence southerly along the easterly margin of 21st Avenue North 40.6 feet to the point of

Being the same property conveyed to the Grantors herein by Special Warranty Deed from Ford Consumer Finance Company, Inc. which deed is being recorded simultaneously herewith.

This is improved property also known as 1736 21st Avenue North, Nashville, Tennessee 37209.

This sale is subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances, as well as any priority created by a fixture filing; and subject to any matter that an accurate survey the premises might disclose.

The right is reserved to adjourn the day of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and, if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said deed of trust. Said deed of trust is made a part hereof as if copied verbatim herein.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

This the 13th day of September, 1996

ROBERT P. ZIEGLER, Substitute Trustee

Kevin J. Jones, Attorney for Substitute Trustee

201 4th Avenue North, Suite 1300

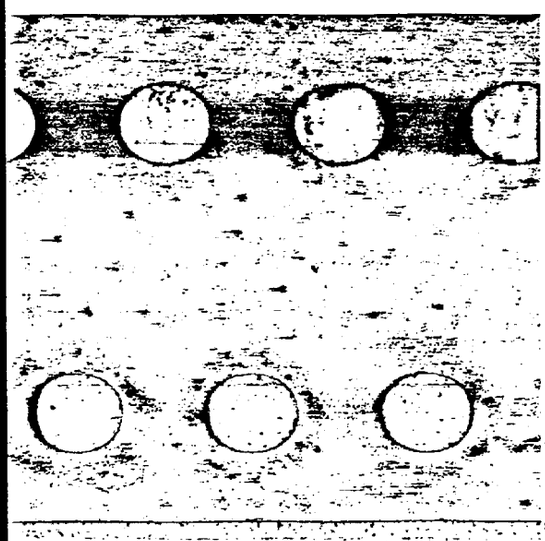
Nashville, Tennessee 37219

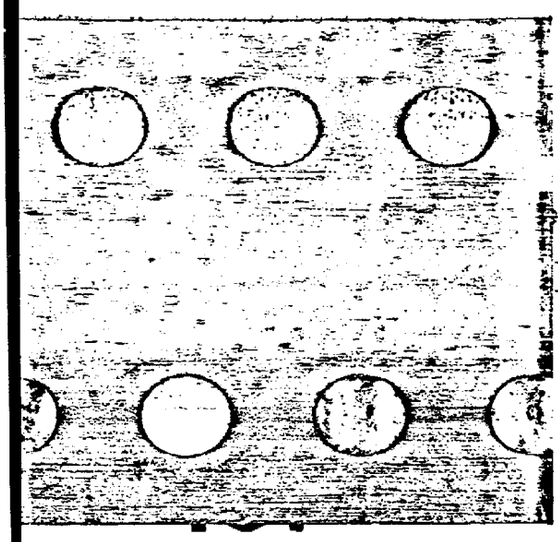
(615) 256-2642

Insertion Dates: September 19, September 26 and October 3, 1996.

BOOK 10244 PG 797

5573 10/31 0101 03CHECK 97.96





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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 798

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
			DAMT	20000.00
			CON TX	76.96
			PRFEE	1.00
			WDEED	20.00
			TOTAL	97.96
			CHECK	97.96

10/31/96 01 15:13 0001 6573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0242174

96 OCT 31 PM 3:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1083519