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

BK/10273PG955

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 $63,920.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 6/26/98

0250828
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 3:05
REGISTER
DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of October, 1995, Cabell B. Shoffner and husband, David H. Shoffner, executed a Deed of Trust to D. W. McMackin, resident of Davidson County, TN, as Trustee, to secure a promissory note of even date in the amount of $67,623.78, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 9844, Page 785, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said D. W. McMackin, 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 10223, Page 653, 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 October 24, October 31 and November 7, 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 Wednesday, November

27, 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, Ford Consumer Finance Company was the highest and best bidder, the amount of its bid being in the sum of Sixty Three Thousand Nine Hundred Twenty and No/100 ($63,920.00) 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 Sixty Three Thousand Nine Hundred Twenty and No/100 ($63,920.00) 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 Lot No. 38 on the Plan of Dreamland Estates, Southeast, Section 1, as of record in Book 5200, Page 646, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Cabell B. Shoffner by Special Warranty Deed from Ford Consumer Finance Company, Inc., which deed is being recorded simultaneously herewith.

This is improved property also known as 805 Ilawood Court, Nashville, Tennessee 37211.

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 9844, Page 785, 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 27th day of November, 1996.

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

BK/VOL 19273 PG 957

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.

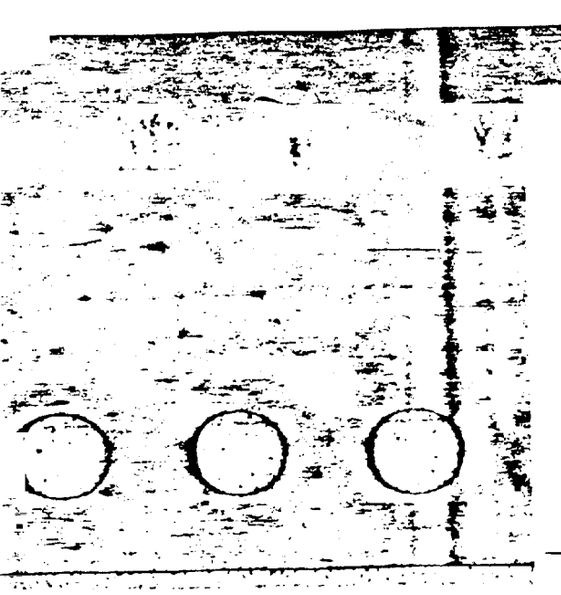
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 27th day of November, 1996.

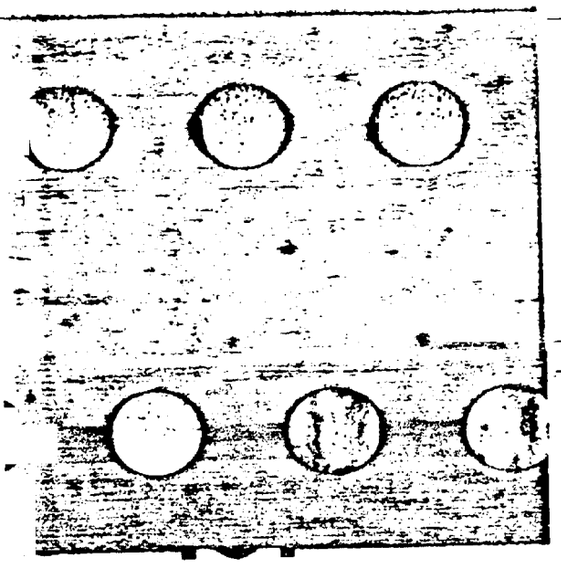
NOTARY PUBLIC

My Commission Expires:

01/24/98

0034 11/27 0101 03CHECK 249.51





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

RECEIVED OF _____

FOR _____

BOOK 10273 PG 958

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	63920.00
			CON TX	236.51
			PRFEE	1.00
			WDEED	12.00
			TOTAL	249.51
			CHECK	249.51
11/27/96	01		15:06 0001	0034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250828
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092715