SEND TAX BILLS TO NEW OWNER:
Associates Financial Services Company of Tennessee, Inc.
300 Decker Drive, Suite 300
Irving, Texas. 75062

Map 162-2
Par. 154
5DC-51380

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 14, 1988, and recorded in Book 7730, page 436, Register's Office, Davidson County, Tennessee, GRADY MALCOLM BLAIR AND WIFE, SANDRA FAYE BLAIR conveyed to R. W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 10, 1996 and recorded in Book 10193, page 597, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Business Journal newspaper, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 16th, 23rd, and 30th, 1996 stating that on October 8, 1996, at 10:00 A.M. at the front door of the Davidson County Courthouse, as located on the Public Square in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines, and any and all redemption rights, including the right of redemption of any governmental agency, and any prior liens or encumbraces, and

WHEREAS, on said date at the time and place stated in said advertisement, I, Robert F. Doyle, Substitute Trustee appeared and announced that the sale was postponed to November 22, 1996 at 10:00 A.M. to be held at the same location; and I appeared and announced on November 22, 1996 at 10:00 A.M. at the front door of the Davidson County Courthouse that the sale was again postposed to December 20, 1996 at 10:00 A.M. at the same location; the postponements were made due to the pending disposition of a Bankruptcy Petition filed on October 2, 1996 by Grady Malcolm Blair, Sr., Case No. 396-08781 in the United States Bankruptcy Court for the Middle District of Tennessee, said case being dismissed on December 16, 1996, and

WHEREAS, on December 20, 1996 at 10:00 A.M. at the said front door of the Davidson County Courthouse, and on the terms as advertised in said newspaper, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc. for $22,095.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Associates Financial Services Company of Tennessee, Inc., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company of Tennessee, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Colewood Acres, Section II, of record in Book 3700, page 135, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grady Malcolm Blair and wife, Sandra Faye Blair by deed from Jack Williams and wife, Frances E. Williams of record in Book 4995, page 830, Register's Office for Davidson County, Tennessee.

This is improved property located at 4033 Darlene Drive, Antioch, Tennessee. 37013

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns,

forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback lines, etc. as aforesaid, the prior lien of record in Book 4995, page 832, said Register's Office, and the right of redemption of the United States Government, Department of Treasury, Internal Revenue Service under its Federal Tax Liens of record in Book 7819, page 133; Book 8060, page 519; Book 9317, page 322; and Book 9529, page 447, all of record in said Register's Office.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 20th day of December, 1996.

Robert F. Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20th day of December, 1996.

JOHNNIE A. LUKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 22,095.00 .

Robert F. Doyle

Affiant

Subscribed and sworn to before me, this 20th day of December, 1996.

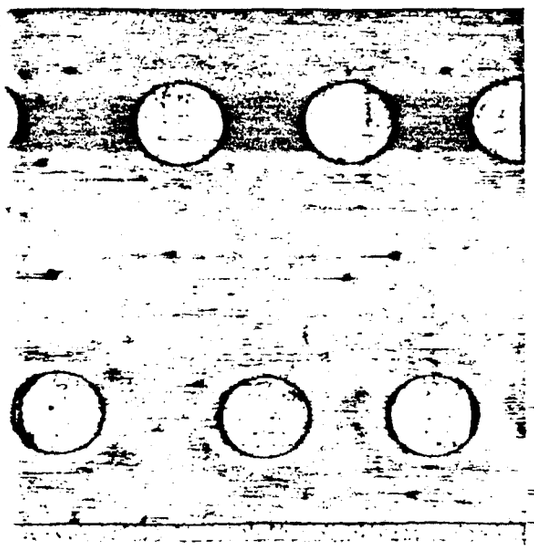
JOHNNIE A. LUKER NOTARY PUBLIC DAVIDSON COUNTY TN

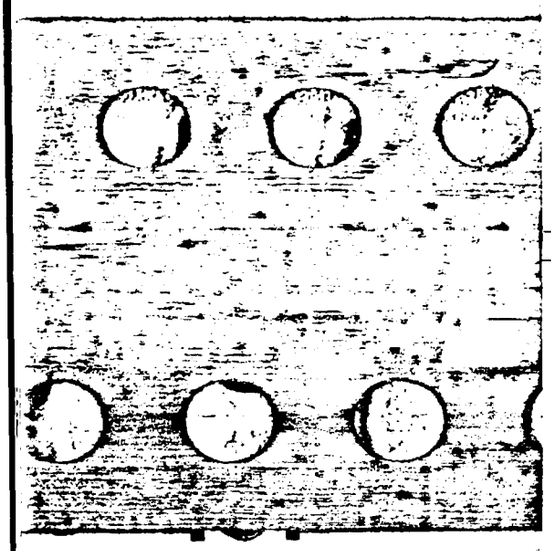
MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

0257947 IDENTIF. ↑ REFERENCE

96 DEC 23 PM 3:55 DAVIDSON COUNTY, TN.

8059 12/20 0101 03CHECK 94.7





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10298 PG 35

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 22095.00
				CON TX 81.76
				PRFEE 1.00
				MISC 12.00
				TOTAL 94.76
				CHECK 94.76
			12/20/96 01	15:57 0001 8059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257947
IDENTIF. ↑ REFERENCE

96 DEC 20 PM 3:55
DAVIDSON COUNTY, TN.

No. 1100640