THIS INSTRUMENT PREPARED BY:

File in Box 14A

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10418 PG 1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Associates Financial Services 300 Decker Drive, Suite 300 Irving, TX 75062	New Owner	Map 44-13 Parcel 2

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 3, 1995, of record in Book 9638, Page 369, Register's Office for Davidson County, Tennessee, Evelyn Diane Golden Milam conveyed the property hereinafter described to G. H. Pryor, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default occurred in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Associates Financial Services Company, Inc., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I, John T. Cook, having been appointed Successor Trustee by instrument of record in Book 10373, page 802, said Register's Office, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on March 20, March 27 and April 3, 1997, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, John T. Cook, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, free from the statutory right or equity of redemption and homestead, on April 11, 1997 at 12:00 P.M., Noon, at the Main door of the County Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Associates Financial Services Company, Inc. was the highest and best bidder, the amount of its bid being in the sum of Sixty Nine Thousand and No/100 ($69,000.00) Dollars, and Associates Financial Services Company, Inc., being the 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;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, John T. Cook, Successor Trustee under the said Deed of Trust of record in Book 9638, page 369, Register's Office for said County, do hereby transfer, assign, and convey unto the said Associates Financial Services Company, Inc., its successors and assigns, all of the right, title and interest in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further or otherwise.

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee being Lot No. 61 on the Map of Knoll Subdivision, Section 4, as of record in Book 2854, page 111, Register's Office for said County.

Said Lot No 61 fronts 150 feet on the southwesterly side of Anita Drive and runs back 296.03 feet on the northwesterly line and 296.16 feet on the southeasterly line, to a line in the rear on which measures 150 feet.

Being the same property conveyed to Dorothy Dunn by deed of record in Book 4215, page 248, Register's Office for Davidson County, Tennessee. The said Dorothy Dunn died intestate in 1977 leaving the property to Lois Dunn Golden who died intestate with her estate being settled in the Probate Court for Davidson County, Tennessee under

Docket Number 93P-1338 leaving the property to her three children, Donna Golden, Evelyn Diane Golden and Jack Golden as further evidenced by affidavits of record in Book 9428, pages 598, 600 and 602, said Register's Office. Said property was conveyed to Evelyn Diane Golden Milam by Donna Golden and Jack Golden by deed of record in Book 9428, page 604, said Register's Office. Edward Thomas Milam, spouse of Evelyn Diane Golden Milam, conveyed his interest to her by deed of record in Book 9638, page 368, said Register's Office.

The legal description contained herein is the same as in the previous deed.

This conveyance is made subject to any unpaid taxes; and all other restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Associates Financial Services Company, Inc., its successors and assigns, forever.

IN WITNESS WHEREOF, the said John T. Cook, Successor Trustee, has hereunto set his hand this 11th day of April, 1997.

John T. Cook, Successor Trustee

9807 04/16 0101 03CHECK 264.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me this 11th day of April, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public
My commission expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, John T. Cook, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of April, 1997.

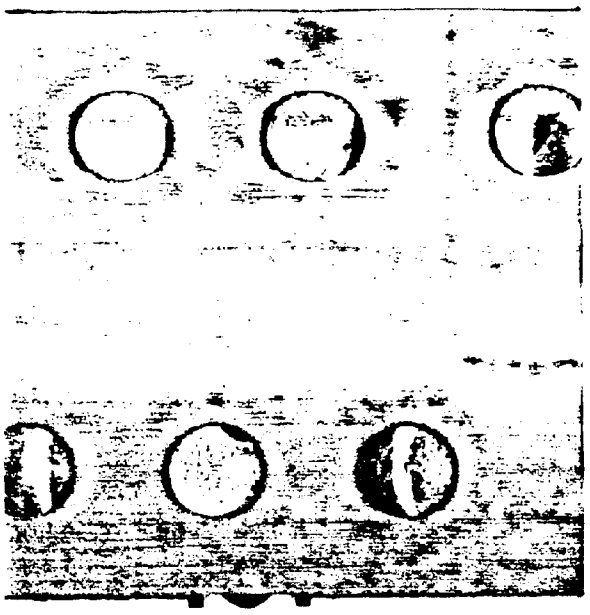
LILLIAN K. BOYLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 11-28-98

SUCCESSOR FOR

0294719
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10418 PG 3

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

04/16/97 01 08:34 0001 9807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02947 19
IDENTIF. ↑ REFERENCE

No. 1139617