Bk 53

This Instrument was Prepared by:
Aaron T. Raney, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

BOOK 11032 PAGE 40

ADDRESS NEW OWNER:
Associates Home Equity Services, Inc.
P.O. Box 650404
Dallas, Texas 75265-0404
SEND TAX BILLS:

Map 71-9 Parcel 40

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of July 1998.

NOTARY PUBLIC

My Commission Expires: 7-21-2001

046581 1
IDENTIF. ↑ REFERENCE

98 JUL 23 AM 10:52
FELIX Z. ANN SCH II REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of February 1996, Robert Earl Baxter and Rebecca D. Baxter, executed a Deed of Trust to John M. Jordan as Trustee, to secure a promissory note of even date in the amount of $17,820.24, payable to the order of Ford Consumer Finance Company, Inc. now known as Associates Home Equity Services, Inc., and by Assignment to Instrument of Record, as fully set out in Book 9967, Page 572, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said John M. Jordan, 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 10967, Page 611, 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 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 June 18, 25, and July 2, 1998, 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, July 22, 1998, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Associates Home Equity Services, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty-two thousand dollars and 00/100 ($22,000.00)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 Twenty-two thousand dollars and 00/100 ($22,000.00) dollars, credited and applied against attorney's fee, trustee's fee, and expenses incurred pursuant to said sale, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Associates Home Equity Services, Inc. hereinafter known as the Grantee, its successors and assigns. a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE MAP OF W.H. NANCE'S SUBDIVISION OF LOT NO. 14 OF THE BROOKLYN PLAN, AS OF RECORD IN PLAT BOOK 332 AT PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 75.75 FEET ON THE EASTERLY SIDE OF WHITE CREEK PIKE ON FIRST STREET AND RUNS BACK 147 FEET ON THE NORTHERLY LINE AND 154.5 FEET ON THE SOUTHERLY LINE TO AN ALLEY MEASURING 75 FEET THEREON.

BEING ALL THE SAME PROPERTY CONVEYED TO ROBERT EARL BAXTER, MARRIED BY DEED FORM TERRY GORDON MARTIN, UNMARRIED, OF RECORD IN BOOK 9449, PAGE 566 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REBECCA D. BAXTER JOINS 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 1519 Lock Road, Nashville, Tennessee 37207.

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 Grantee, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Trust Deed Book 9967, Page 572, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Grantee, 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 22nd day of July, 1998.

Robert P. Ziegler, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

714 07/23/98 01:03PM CHECK 92.40

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 22nd day of July, 1998.

Kimberly M. Carter
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
7-21-2001

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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 42

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 92.40
CHECK 92.40

07/23/98 01 10:55 0001 7142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046581 I
IDENTIF. ▲ REFERENCE

98 JUL 23 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1322798