This Instrument Prepared by:
Likens & Blomquist, P.A.
5370 W. 95th Street
Prairie Village, Kansas 66207-3204

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 30, 1993, Leroy Goins, Jr. and Gloria Goins, made and executed to Anderson & Jordan Escrow Co., Inc. Nashville, Davidson County, Trustee, a certain Deed of Trust conveying to them, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Office of the Register of Davidson County, Tennessee, bearing Book 9011, at Page 805, and the undersigned having been appointed Substitute Trustee by the Substitution of Trustee bearing Book 11032 at Page 259 in the said Register's Office, and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust, and

WHEREAS, in accordance with said request, the said property was advertised for sale in the The Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks pursuant to the requirements of said Deed of Trust with such advertisement appearing on August 6, 1998; August 13, 1998; August 20, 1998, and giving the time, terms, place of sale, and description of the property, and

WHEREAS, at the time, being the 31st day of August, 1998, and place, being as mentioned in said advertisement, the 2nd Floor Mezanine of the Metropolitan Courthouse, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale said property was struck off and sold to Associates Financial Services Company of Tennessee, Inc. at and for the sum of FORTY THOUSAND SEVEN HUNDRED NINETY ONE & 00/100 Dollars ($40,791.00), that being the highest and best bid offered, and

WHEREAS, said purchaser, Associates Financial Services Company of Tennessee, Inc.has complied with their bid and has applied the sales price as a credit against the debt due and owing and has in all ways consummated the bid made at the foreclosure sale to acquire said property hereinafter described.

NOW THEREFORE, the undersigned, Fred W. Beesley, Jr., Substitute Trustee, hereby bargains, sells, and conveys unto Associates Financial Services Company of Tennessee, Inc., its successors and assigns, the property above mentioned and now fully described as follows:

> Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J.M. Easterly's Addition of record in Book 57, page 138, Register's Office for said County.

The aforesaid description is the same description as stated in the prior instrument of conveyance as Instrument No. Book 9011, at Page 805 in the said Register's Office.

AND, the said Fred W. Beesley, Jr., Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through, or under him, but not further or otherwise.

TO HAVE AND TO HOLD, the aforesaid real estate together with all the appurtenances and hereditament thereunto belonging or in any wise appertaining unto the said Associates Financial Services Company of Tennessee, Inc., its heirs, successors and assigns in fee simple forever.

The proceeds of the sale have been disbursed in accordance with law and applied to the expenses of sale and any balance remaining was applied to the outstanding debt.

IN WITNESS WHEREOF, the said Fred W. Beesley, Jr., Substitute Trustee has hereunto set his hand and seal this 2 day of September 1998.

Fred W. Beesley, Jr.
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2 day of September, 1998, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Fred W. Beesley, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Substitute Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

Margaret C. Elsesser
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-23-99

Instrument Prepared By/Returned To: *Likens & Blomquist, P.A., 5370 W. 95th St., Prairie Village, KS 66207-3204.*

PROPERTY ADDRESS: 332 Vaughn St., Nashville, TN 37207
TAX PARCEL NO.: 82-03-401.00

Mail Tax Notices To: Associates Financial Services Company of Tennessee, Inc., 300 Decker Drive, Suite 300, Irving, TX 75062

Owner's Address: Associates Financial Services Company of Tennessee, Inc., 300 Decker Drive, Suite 300, Irving, TX 75062

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater.

98.1140.702

is $40,791.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fred W. Beesley, Jr. (Affiant)

Subscribed and sworn to me this 2 day of September, 1998.

Margaret E. Ferrell
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires: 11-23-99

0483453

98 SEP -2 PM 2:48

PICK-UP

009 09/02 0101 03CHECK 165.93

98.1140.702

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

RECEIVED OF _____

FOR _____

BOOK 11096 PAGE 179

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 40791.00
CON TX 150.93
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 165.93
CHECK 165.93

09/02/98 01 14:50 0001 6009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0483453
ENTRY # REFERENCE

98 SEP -2 PM 2:48
REGISTER
DAVIDSON COUNTY, TN.

No. 1341452