72 21

(3303641388)This Instrument was prepared by: Crislip, Philip & Associates, 147 Jefferson Ave., Ste. 300, Memphis, TN (901) 525-2427

SUBSTITUTE TRUSTEE'S DEED

On the 24th day of November, 1992, **VIRGIE HOWSE** executed a Deed of Trust to Jim Crislip as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **BOOK 8795, PAGE 926**, and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **BOOK 11106, PAGE 265.**

The property is known as 1044 44TH Avenue North, Nashville, Tennessee 37209 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the **Nashville Record** newspaper, which is a daily newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 1, 1998, October 8, 1998 and October 15, 1998. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Monday, October 26, 1998 at 12:00 noon and at the place mentioned in the advertisement which was the South Lobby of the Davidson County Courthouse in Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **UNITED COMPANIES LENDING CORPORATION** for the sum of Sixteen Thousand Six Hundred Seventy-Seven and 19/100 ($16,677.19) Dollars, which was the highest and best valid bid offered, and the purchaser, UNITED COMPANIES LENDING CORPORATION has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said UNITED COMPANIES LENDING CORPORATION, the property above mentioned and now more fully described as follows:

Being Lot No. 16 on the Map of L. H. Davis Subdivision of Lot No. 11 on the Plan of Clifton, of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the easterly side of 44th Avenue North, formerly Laughlin Street, and runs back between parallel lines 150 feet to a dead line.

This being the same property described by deed of record in Book 4165, page 426, Register's Office for Davidson County, Tennessee.

Parcel No. 91-08-33.00

The said John B. Philip, 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.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 28th day of October, 1998.

JOHN B. PHILIP
SUBSTITUTE TRUSTEE

0509468

IDENTIF. ↑ REFERENCE

98 NOV -9 AM 11:10
MAIL ENV.
DAVIDSON COUNTY, TN
REGISTER
GARRETT

3827 11/06 0101 03CHECK 72.71

BOOK 11193 PAGE 705

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 28th day of October, 1998, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, 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.

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

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires JUNE 4, 2002

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Sixteen Thousand Six Hundred Seventy-Seven and 19/100 ($16,677.19) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this 28th day of October, 1998.

LINDA STUNDAHL NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires JUNE 4, 2002

NOTARY PUBLIC

FOR REGISTER'S USE ONLY

Property known as
1044 44th Avenue North
Nashville, TN 37209

GRANTEE & Send Tax Notice to:
UNITED COMPANIES LENDING CORP.
P.O. Box 1591
Baton Rouge, LA 70821

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
147 JEFFERSON AVE., SUITE 300
MEMPHIS, TN 38103
(901) 525-2427

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

RECEIVED OF _____

FOR _____

BOOK 11193 PAGE 706

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 16677.19
CON TX 61.71
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 72.71
CHECK 72.71

11/06/98 01 11:10 0001 3737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509468
IDENTIF. & REFERENCE

98 NOV -6 AM 11:10
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368868