NAME & ADDRESS NEW OWNERS:
First Federal Savings & Loan
Association of Nashville
Union at Fourth
Nashville, Tennessee 37219
TAX PARCEL NO. 59-5 132

SEND TAX STATEMENTS TO:
United American Bank of Nashville
Attention: Richard Ashworth, Trustee
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 5212 PAGE 318

TRUSTEE'S DEED

First Federal Loan No. 503407-5

WHEREAS, James H. Hughes, Jr. and wife, Alean A. Hughes, by deed of trust recorded in Book 4555, Page 960, Register's Office for Davidson County, Tennessee, conveyed to Herschel Greer, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and First Federal Savings and Loan Association of Nashville, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, October 14, 1977, at 12:00 o'clock noon, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated in said terms I offered said property for sale at public outcry and received a bid of Twenty-One Thousand Two Hundred Ninety-Six and 23/100 ($21,296.23) DOLLARS from First Federal Savings and Loan Association of Nashville, the first mortgage lienholder and only bidder at said sale, but did receive a raised bid of Thirty Thousand Nine Hundred Fifty-Four and 71/100 ($30,954.71) DOLLARS on the same day promptly after said sale from United American Bank of Nashville, the second mortgage lienholder, which, through its representative, attempted to attend said sale, but unavoidably failed to locate the sale before said sale took place; and, whereas First Federal Savings and Loan Association of Nashville has consented to such raised bid and has joined in this conveyance for the sole purpose of evidencing such consent; and, whereas it is mutually beneficial to all parties concerned, including the first mortgage lienholder, all subordinate lienholders, and the current owner of the property, that such raised bid be accepted, said bid was accepted and the property sold to United American Bank of Nashville for its said bid of Thirty Thousand Nine Hundred Fifty-Four and 71/100 ($30,954.71) DOLLARS.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Thirty Thousand Nine Hundred Fifty-Four and 71/100 ($30,954.71) DOLLARS, cash in hand paid, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto United American Bank of Nashville hereinafter referred to as GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> BEING Lot No. 137, on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, page 81, Register's Office for said County to which plan reference is here made for a more complete and accurate description of said lot.

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

This is improved property known as 3076 Buenaview Boulevard, Nashville, Tennessee, 37218.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; rights of parties in possession; and likewise to the lien of taxes for the year 1977.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 20th day of October, 1977.

JAMES G. LACKEY, III,
SUBSTITUTE TRUSTEE

FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF NASHVILLE

BY: Margie J. Wilkerson
VICE PRESIDENT

ATTEST: Margie J. Wilkerson
SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Virginia R. Runion, a Notary Public within and for the State and County aforesaid, personally appeared W.A. Bauer and Margie J. Wilkerson with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the _____ Vice President and _____ Secretary respectively of the First Federal Savings & Loan Association of Nashville, the within named bargainor, a corporation, and that they as such _____ Vice President and _____ Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W.A. Bauer as such _____ Vice President and attesting the same by the said Margie J. Wilkerson as such _____ Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 20th day of October, 1977.

Virginia R. Runion
NOTARY PUBLIC

MY COMMISSION EXPIRES:

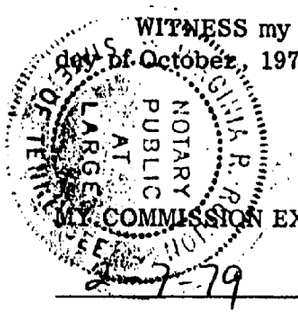
2-7-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5212 PAGE 320

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said State and County, the within named JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of October, 1977.



Virginia R. Runion
NOTARY PUBLIC

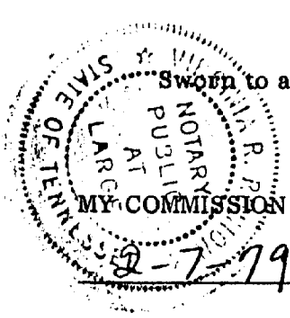
MY COMMISSION EXPIRES:
2-7-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $30,954.71.

Jim D. Thomas
AFFIANT

Sworn to and subscribed before me this 20th day of October, 1977.



Virginia R. Runion
NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-7-79

E 32177

IDENTIF. REFERENCE

OCT 20 3 03 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT20F	CONV	30,954.71			
OCT20F	S'TAX		B*	30.60	
OCT20F	PR'FEE		B*	.50	
OCT20F	W'DEED		B*	6.00	* 87.10