This instrument prepared by:

Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Philadelphia Savings Fund Society 12 South 12th Street Philadelphis, Pennsylvania 19107	Same	147-5-142 6DU 29435

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this 20 day of November, 1981 effective as of the 13th day of October, 1981, by and between Warren H. Wild, Jr., Substitute Trustee, hereinafter called "Substitute Trustee" and PHILADELPHIA SAVINGS FUND SOCIETY.

WHEREAS, by Deed of Trust dated the 29th day of October, 1979, of record in Book 5522, page 733, Register's Office for Davidson County, Tennessee, Larry Powers and wife, Deborah Powers conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated October 29, 1979, in the original principal amount of Fifty-Four Thousand and 00/100 Dollars ($54,000.00); and

WHEREAS, the Note and Deed of Trust were assigned by Third National Mortgage Company to Philadelphia Savings Fund Society by an Assignment of Deed of Trust of record in Book 5600, page 785, said Register's Office; and

WHEREAS, James I. Vance Berry was unable to serve as such Trustee and the lawful holder of the Note, Philadelphia Savings Fund Society appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5793, page 969, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Larry Powers and wife, Deborah Powers, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as

provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 o'clock a.m. on October 13, 1981, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on September 17, September 24, and October 1, 1981, and sent a copy of such notice to Larry Powers and wife, Deborah Powers and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Philadelphia Savings Fund Society, at the price of Fifty-Seven Thousand Seven Hundred Seventy-Five and no/100 Dollars ($57,775.00), this being the highest, last and best bid; and

WHEREAS, this foreclosure sale has been approved by the United States Bankruptcy Court for the Middle District of Tennessee, case number BK 381-03091 styled In Re: Larry Paul Powers, Debtor.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-Seven Thousand Seven Hundred Seventy-Five and no/100 Dollars ($57,775.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Philadelphia Savings Fund Society, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 499 on the Map of Crieve Hall Estates, Section 6, of record in Book 2331, page 1, Register's Office for said County.
>
> Said Lot No. 499 fronts 201.6 feet on the northeasterly side of Briarwood Drive and runs back between lines 215 on the northwesterly side and 221.2 feet on the easterly side to a dead line in the rear measuring 102.7 feet thereon.
>
> Being the same property conveyed to Larry Powers and wife, Deborah Powers by deed from Carolyn Jarrett Martin Elam and husband, Wade H. Elam, of record in Book 5522, page 730, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Philadelphia Savings Fund Society, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Substitute Trustee, does hereby transfer, assign and set over to the Philadelphia Savings Fund Society all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) The lien for any and all unpaid state and county taxes for the year 1981.

(2) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

G69277

MAIL ENV.

NOV 24 | 19 AM '81

REGISTER

Warren H. Wild, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BECKY E. WAGGONER, a Notary Public of the State and County aforesaid, personally appeared Warren H. Wild, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of NOVEMBER, 1981.

Becky E. Waggoner
Notary Public

My commission expires:
7/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty-Seven Thousand Seven Hundred Seventy-Five and no/100 Dollars ($57,775.00).

Affiant

Subscribed and sworn to before me this the 24th day of Nov., 1981.

Barbara A. Evans
Notary Public

My commission expires:
10-20-85

WHW/11-20-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5822 PAGE 81

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
			57775.00- CO	
			150.28 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 159.78-	
9573A	11/24/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 9 2 7 7

IDENTIF. REFERENCE

Nov 24 11 19 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 854615