This instrument prepared by:
Paul E. Bidez
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
E.R. Buchi 2605 Fessey Park Road P.O. Box 41162 Nashville, Tennessee 37204	Same	108-8-197

Mail

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 2nd day of November, 1984, by and between Paul E. Bidez, Substitute Trustee, hereinafter called "Substitute Trustee" and E.R. Buchi, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 28th day of April, 1983, of record in Book 6049, page 474, and re-recorded in Book 6079, page 33, Register's Office for Davidson County, Tennessee, Marlene Solomon conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated April 28, 1983, in the original principal amount of Fifty-Five Thousand Seventy-Five and no/100 Dollars ($55,075.00); and

WHEREAS, the Note and Deed of Trust were assigned by Third National Mortgage Company to Jefferson Federal Savings & Loan Association by an Assignment of Deed of Trust of record in Book 6109, page 678, said Register's Office; and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, Jefferson Federal Savings & Loan Association appointed Paul E. Bidez to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6345, page 73, 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

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 10:15 a.m. on Friday, November 2, 1984, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 11, October 18, and October 25, 1984, and sent a copy of such notice to Marlene Solomon 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 E.R. Buchi, at the price of Fifty-Five Thousand Seventy-Five and No/100 Dollars ($55,075.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Paul E. Bidez, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-Five Thousand Seventy-Five and No/100 Dollars ($55,075.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto E.R. Buchi, his 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 part of Lot No. 23 on the amended plan of Zone Lot Division, Lots 22-28 and 68-73 East Lake Subdivision as of record in Plat Book 5800, Page 151 and amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, and further described as follows:
>
> BEGINNING at a point on the easterly margin of East Lake Drive, also being the southwest corner of this parcel, thence with said margin North 06 degrees 53 minutes 05 seconds West 35.00 feet to a point, thence east with a radial line from East Lake Drive 171.34 feet to a point, thence South 01 degrees 44 minutes 46 seconds West 35.40 feet to a point, said line also being the rear line, thence west with a radial from East Lake Drive 166.02 feet to the point of beginning; also being known as Parcel 197 on Property Map 108-8.
>
> Being the same property conveyed to Marlene Solomon by warranty deed from Elm Hill Builders, Inc., of record in Book 6049, Page 471, Register's Office of Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto E.R. Buchi, his heirs, successors and assigns, in fee simple forever, and in bar of all rights of homestead, dower, curtesy, equitable redemption, and statutory redemption as, and to the extent, provided in said Deed of Trust and Paul E. Bidez, as Trustee, does hereby transfer, assign and set over to the E.R. Buchi 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:

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(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

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

(4) Such easements as may be applicable.

(5) Any other liens, defects, encumbrances, restrictions, 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.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

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

(9) The rights of redemption, if any, under Tennessee Code Annotated Section 66-8-101, et seq.

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

Paul E. Bidez, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared PAUL E. BIDEZ, 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 2nd day of November, 1984.

Notary Public

My commission expires: 7-17-88

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty-Five Thousand Seventy-Five and No/100 Dollars ($55,075.00).

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Affiant

Subscribed and sworn to before me this the 2nd day of November, 1984.

Notary Public

My commission expires: 7-12-88

NOTARY PUBLIC

I 6 1 2 0 7

IDENTIF. REFERENCE

NOV 2 2 48 PM '84

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

55075.00- CAMT.
143.26 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 155.76-
4347A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 2 0 7

IDENTIF. REFERENCE

NOV 2 2 48 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0082481