MAR/jnw11/STD-BROWN1

Map 51-12
Par 82

This instrument prepared by:
Mark A. Rosser, Attorney at Law
Valley Fidelity Bank Building
Knoxville, Tennessee 37902

BOOK 6701 PAGE 412

SUBSTITUTE TRUSTEE'S DEED

This indenture is made this 11th day of February, 1985, by and between MARK A. ROSSER, of Knox County, Tennessee, Party of the First Part and VALLEY FIDELITY BANK AND TRUST COMPANY, a corporation with its principal place of business in Knox County, Tennessee, Party of the Second Part.

WITNESSETH

WHEREAS, on April 21, 1980, John E. Brown and wife, Irene F. Brown did convey to David E. Mead, Trustee, that certain Trust Deed duly registered in the Register's Office for Davidson County, Tennessee in Deed Book 5593, Page 757, whereby was conveyed the following described property:

> Being Lot No. 1, Part of Lot No. 2, and Part of a 2 foot reserved strip, Andrew Jackson's Addition to Montague Park, of record in Book 547, Page 83 and 84, Register's Office for Davidson County, Tennessee, and an adjoining tract; described as follows:
>
> Said property fronts 142 feet on the northerly margin of Bluegrass Avenue and runs back on the westerly margin, 142.8 feet, and on a broken line on the easterly margin, 164.40 feet, to a dead line in the rear on which it measures 116.7 feet.
>
> Being the same property conveyed to John E. Brown and wife, Irene F. Brown, pursyant to Deed of record in Deed Book 5593, Page 754 in the Register's Office for Davidson County, Tennessee.
>
> This property bears an address of 350 Blugrass Avenue, Madison, Tennessee 37115.

AND WHEREAS, the aforementioned Deed of Trust was for the purpose of securing the certain indebtedness originally payable to The Chamberlain Company and now held by Valley Fidelity Bank and Trust Company; and

WHEREAS, the undersigned Party of the first part is the Substitute Trustee as appointed by the Substitution of Trustee's Notice recorded in Trust Book 6469, Page 441 in the Register's Office for Davidson County, Tennessee; and

4772 RECD FOR 7.70= CHECK

WHEREAS, payments on the aforementioned indebtedness were not made when due, but default was made, and thereupon at the request of Valley Fidelity Bank and Trust Company, the holder of said indebtedness and the Deed of Trust secured thereby, the Party of the first did advertise the said property as provided in said Deed of Trust in a daily newspaper published in Davidson County, Tennessee to wit: The Tennessean, giving the time, place and terms of sales; to wit: January 16, January 23, and January 30, 1985; and

WHEREAS, on the 8th day of February, 1985, at 11:00 A.M., at the front steps of the courthouse for Davidson County, Tennessee, southern entrance (the time and place fixed), the said property was offered for sale at public auction for cash-in-hand and in bar of the equity of redemption, homestead, dower and all other exemptions of every kind, all as provided in said Deed of Trust, and said property was sold to the Party of the second part at its bid of $56,980.00, it being the highest and best bid, which sum was paid and then applied as directed and provided by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the sum of the aforesaid bid paid and applied as provided in said Deed of Trust, the Party of the first part hereto, as Substitute Trustee, does hereby bargain, sell, transfer and convey to said Party of the second part the parcel or lot of land herein before described, to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining, as an inheritance in fee, and free from all right and equity of redemption in the makers of said Deed of Trust.

IN WITNESS WHEREOF, First Party has affixed his signature the date and year first above written.

Mark A. Rosser, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF KNCX)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, Mark A. Rosser, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, this the 19th day of February, 1985.

Notary Public

My Commission Expires: 6/22/88

I hereby swear or affirm that the true value or actual consideration for this transfer, whichever is greater, is $56,980.00.

Dated this 19th day of February, 1985.

Affiant

Notary Public

My Commission Expires: 6/22/88

Responsible Taxpayer:

Name: Valley Fidelity Bank and Trust Comapny

Address: Clinch and Market Street

Knoxville, Tennessee 37901

MAIL ENV. IDENTIF. REFERENCE

FEB 20 2 26 PM '85

FELIX G. MCDONALD, REGISTER
DAVIDSON COUNTY, TN

18060

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

BOOK 6501 PAGE 415

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56980.00-	CAMT.
			148.20	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 167.70-
			4772A02/28/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 0 6 0

IDENTIF. REFERENCE

FEB 28 2 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112069