THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
SUITE 1200, ONE COMMERCE PL.
NASHVILLE, TN 37239

rgs251:3/28/85

BOOK 6525 PAGE 225

FROM: GAIL SMITH COX,
SUBSTITUTE TRUSTEE

TO: MAGNOLIA FEDERAL SAVINGS & LOAN ASSOCIATION

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Magnolia Federal Savings & Loan Association 2411 Magnolia Avenue, NE Knoxville, TN 37917	Same	Map 116-4 Parcel 85

This instrument prepared by: DEARBORN & EWING, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 1985.

Notary Public

My Comm. Expires: 1/19/88

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 29, 1984, of record in Book 6367, page 768, Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Deed of Trust"), First Independent Holding Corporation, a corporation organized under the laws of the State of Tennessee, conveyed to Edward G. Phillips, Trustee, the hereinafter described real estate (hereinafter referred to as the "Property"), to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust (hereinafter referred to as the "Note"); and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, in accordance with the terms of the Deed of Trust, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 6496, page 635, Register's Office for Davidson County, Tennessee, appointed Gail Smith Cox, Substitute Trustee, in the place and stead of Edward G. Phillips, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Gail Smith Cox, Substitute Trustee, to sell the Property, and in accordance with the terms of the Deed of Trust, and pursuant to said direction, Gail Smith Cox, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on March 28, 1985, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest bidder, free from all right of homestead exemption in and equitable and statutory redemption of the Property and all right of dower, curtesy and statutory or elective rights in the Property, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on March 7, 1985, March 14, 1985, and March 21, 1985; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Magnolia Federal Savings & Loan Association, was the highest bidder;

04/02 330.30- CHECK

4167

NOW, THEREFORE, the undersigned, Gail Smith Cox, Substitute Trustee, pursuant to the bid of Magnolia Federal Savings & Loan Association acknowledges receipt of the sum of One Hundred Thirteen Thousand Dollars ($113,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Magnolia Federal Savings & Loan Association, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Clearview Drive at the common corner of Lots Nos. 32 and 33; thence, with the line between said two lots, westwardly, 247.9 feet to a point in the south margin of Lot No. 30, thence, with the southerly line of said Lot No. 30, westwardly 50 feet to the westerly line of Lot No. 33; thence, with the westerly line of said lot, southwardly 102 feet to the common corner of Lots Nos. 33 and 34; thence, with the line between the two lots, eastwardly 216.3 feet to the westerly margin of Clearview Drive; thence, with the westerly margin of said Drive, northwardly 85.1 feet to the point of beginning.

Being the same property conveyed to First Independent Holding Corporation by Quitclaim Deed from Security Federal Savings and Loan Association, of record in Book 6344, page 643, Register's Office for said County.

This is improved property known as 703 Clearview Drive, Nashville, Tennessee 37205.

This conveyance is made without any covenant or warranty, express or implied, and is subject to any and all unpaid taxes and any other prior claims, liens, easements, set back lines and restrictions.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Magnolia Federal Savings & Loan Association, its successors and assigns, forever; and Gail Smith Cox, Substitute Trustee, does hereby transfer, assign, and set over unto Magnolia Federal Savings & Loan Association, all of her right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Gail Smith Cox, Substitute Trustee, has executed this instrument on this the 28th day of March, 1985.

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IDENTIFICATION REFERENCE
APR 3 33 PM '85
FELIX E. DAKE JR. REGISTER
DAVIDSON COUNTY, TN

Gail Smith Cox, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie M. Melson, a Notary Public in and for said State and County, the within named Gail Smith Cox, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of March 1985.

Julie M. Melson
Notary Public

My Commission Expires: 1/19/89

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

RECEIVED OF _____

FOR _____

BOOK 6525 PAGE 227

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

H3000.00- CAMT.
293.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 300.30-
4467A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. T REFERENCE

APR 2 3 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121504