Title Box 41

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

BOOK 6537 PAGE 476

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Harbor Federal Savings and Loan Association 100 S. Second Street Ft. Pierce, Florida 33454	Same	110-0-10

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th day of April, 1985, by and between Paul E. Bidez, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Harbor Federal Savings and Loan Association, (hereinafter referred to as "Buyer"); and

WHEREAS, by Deed of Trust dated the 31st day of October, 1983, of record in Book 6169, page 833, Register's Office for Davidson County, Tennessee, J. R. Hooper and wife, Darlene Hooper conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated October 31, 1983, in the original principal amount of Fifty-Four Thousand and no/100 Dollars ($54,000.00); and

WHEREAS, the Note and Deed of Trust were assigned by Third National Mortgage Company to Harbor Federal Savings & Loan Association by an Assignment of Deed of Trust of record in Book 6181, page 868, said Register's Office; and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, Harbor 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 6506, page 348, 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

10:45 a.m., on Friday, April 19, 1985, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 28, April 4, and April 11, 1985, and sent a copy of such notice to J. R. Hooper and wife, Darlene Hooper 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 Harbor Federal Savings and Loan Association, at the price of Forty-Eight Thousand and 00/100 Dollars ($48,000.00), 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 Forty-Eight Thousand and 00/100 Dollars ($48,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Harbor Federal Savings and Loan Association, its 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:

> LAND situated in the 4th Civil District of Davidson County, Tennessee, containing 3.15 acres, more or less, described according to a survey by E. P. Hall Surveying, May 26, 1976, as follows:.
>
> BEGINNING in the corner of an unnamed road at the northwest corner of the property conveyed to Orvill Earheart of record in Book 3765, page 137, Register's Office for Davidson County, Tennessee; thence with said Earnheart's northerly line South 89 deg. 06' E 320 feet to an iron pin; thence with the westerly and southerly lines of the John C. Fisher property, North 4 deg. 06' E 430 feet and North 89 deg. 06' W 320 feet to the center of said unnamed road; thence with the center of the same South 4 deg. 06' W 430 feet to the beginning containing 3.15 acres, more or less.

To have and to hold the aforesaid real estate, together with all improvements thereon, and in bar of all right of homestead exemption, equitable and statutory redemption, dower and curtesy, and other rights or exemptions as provided in, but only to the extent provided in, said Deed of Trust.

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

(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 and restrictions as may be applicable.

(5) 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. BOOK 6537 PAGE 478

(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) Rights of redemption, if any, including, but not limited to the right of redemption set forth in 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
PAUL E. BIDEZ, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jennifer Jordan, a Notary Public of the State and County aforesaid, personally appeared PAUL E. BIDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 19th day of April, 1985.

Jennifer Jordan
Notary Public

My commission expires: 11/10/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty-Eight Thousand and 00/100 Dollars ($48,000.00).

Paul E Bidez
Affiant

Subscribed and sworn to before me this the 19th day of April, 1985.

Jennifer Jordan
Notary Public

My commission expires: 11/10/89

I 9 8 0 2 8

IDENTIF. REFERENCE

APR 19 2 56 PM

FELIX E. HARBOR, JR. REGISTER
DAVIDSON COUNTY, TN

PB 4-19-85

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

RECEIVED OF _____

FOR _____

BOOK 6537 PAGE 479

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
			48000.00- CAMT.	
			124.80 CSTAX*	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 134.30-	
9759A04/19/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 0 2 9

IDENTIF. REFERENCE

APR 19 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126650