This instrument prepared by:
Katherine Simpson Allen
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Bat 41

BOOK 6746 PAGE 313

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
City Federal Savings and Loan Association 2030 2d Avenue North Birmingham, Alabama 35203	Same	43-11-126

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 23d day of December, 1985, by and between Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and City Federal Savings and Loan Association.

WHEREAS, by Deed of Trust dated the 2nd day of April, 1984, of record in Book 6268, page 956, Register's Office for Davidson County, Tennessee, William M. Weeks and Leticia C. Thomas conveyed to Edward Seddon, Trustee, the hereinafter described real estate, to secure payment to Mortgage Trust Company of a Note dated April 2, 1984, in the original principal amount of Sixty Thousand Eight Hundred Dollars ($60,800.00); and

WHEREAS, the Note and Deed of Trust were assigned by Mortgage Trust Company to City Federal Savings by an Assignment of Deed of Trust of record in Book 6282, page 233, said Register's Office; and

WHEREAS, Edward Seddon was unable to serve as such Trustee and the lawful holder of the Note, City Federal Savings & Loan Association appointed Robert C. Goodrich, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6721, page 813, 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 thirty (30) days notice was given of such default to Thomas M. Weeks and Leticia C. Thomas, 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 12:00 o'clock noon on Monday, December 23, 1985 at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on December 4, December 11, and December 18, 1985, and sent a copy of such notice to Thomas M. Weeks and Leticia C. Thomas 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 City Federal Savings and Loan Association, at the price of Sixty Nine Thousand Two Hundred Thirty One Dollars and Fifty-Six Cents Dollars ($69,231.56), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Sixty Nine Thousand Two Hundred Thirty One Dollars and Fifty-Six Cents Dollars ($69,231.56), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto City Federal Savings and Loan Association, 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. 83 of Tract 1 of an unrecorded Plan of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as the Anderson Estates, described as follows:

SAID Lot begins at a point on the easterly margin or McArthur Drive, at the corner of Lots No. 82 and 83; being 175 feet, more or less, south of the southerly margin of Dupont Avenue; thence with the line between Lots No. 82 and 83, eastwardly 150 feet to the common corner of Lots No. 83, 82, 19 and 18, thence with the line between Lots No. 82 & 18, Southwardly 50 feet to common corner of Lots No. 83, 84, 18 and 17; thence with the line between Lots No. 83 and 84, westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive, northwardly 50 feet to the beginning.

Being the same property conveyed to William M. Weeks and Leticia C. Thomas by deed of record in Book 6268, Page 953, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead exemption, dower, and curtesy in the property and equitable or statutory redemption of the property 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 priority 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) 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.

Robt C. Goodrich Jr.
ROBERT C. GOODRICH, JR.
Substitute Trustee

IDENTIFICATION REFERENCE
64082
FILED
DEC 26 4 16 AM '85
PETE OLSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Bruckert, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH, JR., 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 26 day of December, 1985.

Linda Bruckert
Notary Public

My commission expires: 5-13-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is (see below) Dollars ($ 69,231.56).
Sixty-nine Thousand Two Hundred Thirty-one and 56/100

Katherine Simpson Allen

Subscribed and sworn to before me this the 26th day of December, 1985.

Linda Bruckert
Notary Public

My commission expires: 5-13-89

0774R/12-23-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6746 PAGE 323

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

0160A12/26/05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 0 8 2

IDENTIFICATION REFERENCE

Dec 26 4 15 AM 05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205063