file box 46

This instrument prepared by:
Steven G. Waters
WILLIS & KNIGHT
215 Second Avenue, North
Nashville, Tennessee 37201

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Address New Owner as Follows:	Send Tax Bills To:	Map Parcel No:
Progressive Savings and Loan Association Route 3, Box 280 Jamestown, Tennessee 38556	Same	136-15 26

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of November, 1985, by and between Steven G. Waters, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Progressive Savings and Loan Association.

WHEREAS, by Deed of Trust dated the 15th day of March, 1985, of record in Book 6513, Page 845, Register's Office for Davidson County, Tennessee, Rose M. Johnson conveyed to Edward Seddon, Trustee, the hereinafter described real estate, to secure the payment of a Note dated March 15, 1985, in the original principal amount of One Hundred Four Thousand Five Hundred and 00/100 Dollars ($104,500.00), which Note is presently held and owned by Progressive Savings and Loan Association; and

WHEREAS, the lawful holder of the Note Progressive Savings and Loan Association, appointed Steven G. Waters, to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6663, Page 922, 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 Rose M. Johnson, 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 herein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 A.M. on November 13, 1985, at the front door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 17, 24, and 31, 1985 and sent a copy of such notice to Rose M. Johnson and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, sold said property to Progressive Savings and Loan Association, at the price of One Hundred Seven Thousand Eight Hundred Forty-Seven and 50/100 Dollars ($107,847.50), this being the highest, last and best bid.

NOW, THEREFORE, I, Steven G. Waters, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Seven Thousand Eight Hundred Forty-Seven and 50/100 Dollars ($107,847.50), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Progressive Savings and Loan Association, its successors and assigns, all of right, title and interest in and to the following described real estate and improvements located thereon (herein the "Property"), but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows: to wit:

> Being Lot No. 59 on the Plan of Harbour Town Village, Section I, as of record in Book 4675, pages 3 and 4, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Rose M. Johnson, unmarried by deed from Kenneth Hall, unmarried of record in Book 6513, Page 842, Register's Office for Davidson County, Tennessee.

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To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all right of homestead exemption in and equitables and statutory redemption of the Property and all right of dower and curtesy in 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 materialman'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.

(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.

The Substitute Trustee has applied the consideration as follows:

Recording Fee for Substitution of Trustee	$ 6.00
Publication Expense	189.00
Attorney's Fees	350.00
Credit on Note	107,302.50
TOTAL	$107,847.50

In addition, the Substitute Trustee has applied as an additional credit on the Note rent collected on the said property in the amount of Four Thousand One Hundred and 00/100 Dollars ($4,100.00).

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

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STEVEN G. WATERS
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEVEN G. WATERS, 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 to do so, 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 15th day of NOVEMBER, 1985.

Notary Public

My Commission Expires 11/1/87

5.3490

IDENTIFICATION REFERENCE

Nov 15 3 58 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,847.50
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Nov. 19 85
Deputy Register

RE-RECORD
7.1140

IDENTIFICATION REFERENCE

JAN 23 2 04 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11/15 392.78- CHECK