This Instrument Prepared By
Patricia Spicer Carden, Atty.
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

# SUBSTITUTE TRUSTEE'S DEED

| ADDRESS NEW OWNER: | MORTGAGEE: | TAX I.D. NO. |
|---|---|---|
| Guaranty Federal Savings & Loan Association<br>2012 Second Avenue North<br>Birmingham, AL 35203 | None | 4p12722<br>086-16-0-082.00 |

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WHEREAS, on the 29th day of December, 1983, Roy F. Bragg was named Trustee in a Deed of Trust of even date executed by Federal Home Builders, Inc., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 40,000.00, said Deed of Trust being recorded in Book 6243, page 409, and modified in Book 6929, page 17, and Book _____, page _____, all in the Register's Office for Davidson County, Tennessee.

WHEREAS, Real Security, Inc., was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 6929, page 118 in the Register's Office for Davidson County, Tennessee; and Real Security, Inc., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days' notice by three successive publications, namely: July 31, 1986, August 7, 1986, August 14, 1986, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the rights of redemption, dower and homestead as provided in said Deed.

PURSUANT to said advertisement on August 21, 1986, at 11:21 a.m., at the front door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Guaranty Federal Savings & Loan Association, submitted the highest and best bid in the amount of $ 13,966.21.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Guaranty Federal Savings and Loan Association, its successors and assigns in fee simple,

09/17 45.70- CHECK

2910

and in bar of all equities above mentioned, the following described real property, to-wit:



Land in Davidson County, Tennessee being Lot No. 70 on the plan of Valley Grove, Section 5, of record in Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more particulars.

Real Security, Inc., Substitute Trustee, conveys to Guaranty Federal Savings & Loan Association, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

Executed this 16TH day of SEPTEMBER, 1986.

42895

IDENTIFICATION REFERENCE

SEP 17 10 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REAL SECURITY, INC., SUBSTITUTE TRUSTEE

By: Patricia Spicer Carden Pres.
Patricia Spicer Carden, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be President of Real Security, Inc., the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Diana J Moore
Notary Public

DIANA F. MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-24-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,966.21.

Isaac Williams
Affiant

Sworn to and subscribed before me, this the 16TH day of SEPTEMBER, 1986.

Diana J Moore
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-24-89

Prepared By

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

RECEIVED OF _____

FOR _____

BOOK 6981 PAGE 141

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

13966.21- CAMT.
39.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.70-
2910A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4289.5

IDENTIFICATION REFERENCE

Sep 17 10 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295702