Sept 41

This instrument prepared by:
Bradley A. MacLean
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7070 PAGE 597

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Northwestern National Life Insurance Co. c/o Standard Mortgage Corp. 5871 Glenridge Dr. Atlanta, GA 30328	Same	53-9A-25

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 16 day of December, 1986, by and between BRADLEY A. MacLEAN, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and NORTHWESTERN NATIONAL LIFE INSURANCE CO.

WHEREAS, by Deed of Trust dated the 11th day of December, 1984, of record in Book 6451, page 738, Register's Office for Davidson County, Tennessee, Jack M. Crook and wife, Kathy S. Crook, conveyed to Joseph A. Morris, Trustee, the hereinafter described real estate, to secure payment to Morris Mortgage Corporation of a Note dated December 11, 1984, in the original principal amount of Forty-Seven Thousand Eight Hundred Fifty and No/100 Dollars ($47,850.00); and

WHEREAS, the Note and Deed of Trust were assigned by Morris Mortgage Corporation to Northwestern National Life Insurance Co. by an Assignment of Deed of Trust of record in Book 6451, page 745, said Register's Office; and

WHEREAS, Joseph A. Morris was unable to serve as such Trustee and the lawful holder of the Note, Northwestern National Life Insurance Co. appointed Bradley A. MacLean to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7038, page 429, 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 notice was given of such default to Jack M. Crook and wife, Kathy S. Crook, 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 10:15 a.m. o'clock on December 16, 1986, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on November 20, November 27, December 4, and December 11, 1986, and sent a copy of such notice to Jack M. Crook and wife, Kathy S. Crook, and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the District Director of the Internal Revenue Service, who had filed federal tax liens on said property, as required by law; 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 Northwestern National Life Insurance Co., at the price of Fifty-One Thousand Seven Hundred Sixty and 54/100 Dollars ($51,760.54), this being the highest, last and best bid.

NOW, THEREFORE, I, Bradley A. MacLean, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-One Thousand Seven Hundred Sixty and 54/100 Dollars ($51,760.54), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Northwestern National Life Insurance Co., 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:

LAND in Davidson County, Tennessee, being Unit No. 1456 on the Plan of Neely's Bend Villas, a Condominium Development, as of record in Plat Book 5200, page 262, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack M. Crook and wife, Kathy S. Crook by Deed from Darrell W. Shelton and Connie Sue McGahey, both unmarried, of record in Book 6451, page 735, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of rights of redemption, homestead, dower and other rights expressly waived in the deed of trust, 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 rights of redemption or otherwise held by the Internal Revenue Service.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) 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.

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

BRADLEY A. MacLEAN,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Bruckert, a Notary Public of the State and County aforesaid, personally appeared BRADLEY A. MacLEAN, 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 16 day of December, 1986.

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 Fifty-One Thousand Seven Hundred Sixty and 54/100 Dollars ($51,760.54).

Affiant

Subscribed and sworn to before me this the 16th day of December, 1986.

Notary Public

My commission expires: 5-13-89

7.3336

IDENTIFICATION REFERENCE

Dec 16 10 36 AM '86

0599N/12-16-86

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

RECEIVED OF _____

FOR _____

BOOK 7070 PAGE 601

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

5;760.54- CONT.
145.54 CSTAX
.50 PRFEE
12.00 TDEE
12.00- TDEE
12.00 WDEE
CHECK 157.54-

75EA1E7 6/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73336

IDENTIFICATION REFERENCE

DEC 16 10 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.23309