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

Address: New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.:
City Federal Savings & Loan Association 2030 2nd Avenue, North Birmingham, Alabama 35203	-Same-	82-3-447 20W-26425

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into this on the 20th day of March, 1987, by and between Katherine S. Allen, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and City Federal Savings & Loan Association.

WHEREAS, by Deed of Trust dated the 14th day of June, 1984, of record in Book 6323, page 115, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), V.L. Calhoon and wife Pamela M. Calhoon and Sharon Rowlett and R. Darrell Rowlett conveyed to Alan L. Saturn, Trustee, the hereinafter described real property (the "Property") to secure payment to Mortgage Trust Company of a Note dated June 14, 1984, in the original principal amount of Thirty-Five Thousand Two Hundred Dollars ($35,200.00); and

WHEREAS, the Note and Deed of Trust were assigned by Mortgage Trust Company to City Federal Savings Loan Association by an Assignment of Deed of Trust of record in Book 6426, page 402, said Register's Office; and

WHEREAS, Alan L. Saturn was unable to serve as such Trustee and the lawful holder of the Note, City Federal Savings & Loan Association, appointed Katherine S. Allen to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7139, page 168, 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 V.L. Calhoon, Pamela M. Calhoon, Sharon Rowlett and R. Darrell Rowlett, 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 Friday, March 20, 1987 at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 26, March 5, and March 12, 1987, and sent a copy of such notice to V. L. Calhoon, Pamela M. Calhoon, Sharon Rowlett and R. Darrell Rowlett 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 & Loan Association, at the price of Thirty-Two Thousand One and 55/100 Dollars ($32,001.55), this being the highest, last and best bid.

NOW THEREFORE, I, Katherine S. Allen, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Thirty-Two Thousand One and 55/100 Dollars ($32,001.55), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto City Federal Savings & Loan Association, its heirs, successors and assigns, all of my right, title and interest in and to the following described real Property 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 Lots Nos. 1 and 2 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

To have and to hold the aforesaid real property, 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, incumbrances, 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.

Katherine S Allen

KATHERINE S. ALLEN,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, Katherine S. Allen, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of March, 1987.

_____
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty-Two Thousand One and 55/100 Dollars ($32,001.55).

Katherine S Allen
Affiant

Subscribed and sworn to before me this the 20th day of March, 1987.

_____
Notary Public

My Commission Expires: May 13, 1990

06960

FILED FOR RECORD
MAR 23 3 53 PM '87
CLARA ADAMS REGISTER
DAVIDSON COUNTY, TN

3126R/3-20-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7177 PAGE 540

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 9 6 0

IDENTIFI REFERENCE

MAR 23 3 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60422