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-	65-13-109 4D-60326

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 5th day of March, 1984, of record in Book 6245, page 340, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Doris A. Harvey and Kevin Foster Harvey conveyed to Delta Title Company, Trustee, the hereinafter described real property (the "Property") to secure payment to National Mortgage Company of a Note dated March 5, 1984, in the original principal amount of Forty-Seven Thousand Five Hundred Fifty Dollars ($47,550.00); and

WHEREAS, the Note and Deed of Trust were assigned by National Mortgage Company to City Federal Savings Loan Association by an Assignment of Deed of Trust of record in Book 6470, page 584, said Register's Office; and

WHEREAS, Kevin A. Harvey conveyed his interest in the Property to Doris A. Harvey by Quitclaim Deed dated September 13, 1984, of record in Book 6385, page 10, said Register's Office, and

WHEREAS, Delta Title Company 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 170, 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 Doris A. Harvey, 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 Doris A. Harvey 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 Forty-Seven Thousand Eight Hundred Eighty-Seven and 06/100 Dollars ($47,887.06), 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 Forty-Seven Thousand Eight Hundred Eighty-Seven and 06/100 Dollars ($47,887.06), 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 Lot No. 307-B on the plan of Zone Lot Division, Lot 307, Revised, Sherwood Forest, Sec. 4, of record in Book 4460, pages 182 & 183, as amended in Book 6050, page 24, both in the Register's Office for said County.
>
> SAID Lot No. 307-B fronts 37.34 feet on the northeasterly margin of Cascade Drive and extends back 177.16 feet on the southeasterly line and 172.22 feet on the northwesterly line to a dead line in the rear, measuring 45.61 feet thereon.

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 Forty-Seven Thousand Eight Hundred Eighty-Seven and 06/100 Dollars ($47,887.06).

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

0660 1

MAR 23 3 53 PM '87

3113R/3-20-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7177 PAGE 545

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06961

IDENTIFICATION REFERENCE

MAR 23 3 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60423