THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map 049-15-0
Parcel 20

SUBSTITUTE TRUSTEE'S DEED

TO: STERLING SAVINGS AND LOAN ASSOCIATION

BOOK 7186 PAGE 324

WHEREAS, by Deed of Trust executed June 4, 1985, and recorded in Book 6574, page 989, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Jackson S. Brumley and wife, Elke D. Brumley (Mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, the Sterling Savings and Loan Association is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7135, page 159, Register's Office of said County; and

WHEREAS, the Sterling Savings and Loan Association did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7135, page 160, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Tuesday, March 31, 1987, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Sterling Savings and Loan Association was the highest and best bidder for cash, said bid being in the amount of $59,450.00;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Sterling Savings and Loan Association, its successors and assigns forever, that certain land described as follows:

> Being Lot No. 20-A, Zone Lot Division, Lot No. 20, Phase One, Deer Meadows, as of record in Book 6250, page 299, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 20-A fronts 51.85 feet on the eastern margin of Tisdall Drive and runs back 91.67 feet on the northerly line and 87.28 feet on the southerly line to the rear line which measures 61.75 feet thereon.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 31st day of March, 1987, by subscribing hereto my official signature.

C. EDWARD COOMER

Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 31st day of March, 1987, at Nashville, Tennessee.

My Commission Expires:

12-12-89

NOTARY PUBLIC

BOOK 7186 PAGE 326

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $59,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of March, 1987, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

ADDRESS: Sterling Savings and Loan Association
P.O. Box 33463
Detroit, MI 48232

MORTGAGE: None

09568

IDENTIFICATION REFERENCE

MAR 31 11 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7186 PAGE 327

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

50450 G- CAPT.
16.00 CRTX
.50 RFF
9.00 WD
CHECK 175.00-
04307 3/31/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09568

IDENTIFICATION REFERENCE

MAR 31 11 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63407