BOOK 7268 PAGE 154

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

C. EDWARD COOMER

Substitute Trustee

Map 98-05
Parcel 173

SUBSTITUTE TRUSTEE'S DEED

TO: STERLING SAVINGS AND LOAN ASSOCIATION

WHEREAS, by Deed of Trust executed February 28, 1985, and recorded in Book 6501, pages 885, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Marvin E. Wingerter and wife, Elaine T. Wingerter (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 7224, page 630, 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 7224, page 631, 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 Monday, June 15, 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 $59,050.00;

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. 41-B, Zone Lot Division, Lots 38, 41, & 43, Hunter's Point Subdivision, of record in Book 6250, page 319, Register's Office, Davidson County, Tennessee.

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 15th day of June, 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 15th day of June, 1987, at Nashville, Tennessee.

My Commission Expires:

NOTARY PUBLIC

NOTARY PUBLIC

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 $59,050.00, 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 15th day of June, 1987, at Nashville, Tennessee.

My Commission Expires:
4-12-89

NOTARY PUBLIC

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

MORTGAGE: None

36354

IDENTIFT REFERENCE

JUN 15 11 10 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7268 PAGE 157

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

59050.00- CAFE.
165.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 174.70-
922BA06/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 3 5 4

IDENTIFICATION REFERENCE

JUN 15 11 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 93526