Box 41

This instrument prepared by:
Elizabeth M. Adams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7273 PAGE 965

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
McLean Savings & Loan Association 1307 Dolley Madison Blvd. McLean, Virginia 22101	Same	108-16 Parcel 51 3D-77902

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 18th day of June, 1987, by and between Elizabeth M. Adams, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and McLean Savings & Loan Association.

WHEREAS, by Deed of Trust dated the 12th day of April, 1984, of record in Book 6273, page 289, Register's Office for Davidson County, Tennessee, as corrected by the Deed of Correction of record in Book 6289, page 247, Register's Office for said county, and re-recorded in Book 6309, page 299, Register's Office for said county, Bill L. Owens, a single person, C. Lee Gibson and wife, Brenda Gibson conveyed to Edward Seddon, Trustee, the hereinafter described real estate, to secure payment to Republic Mortgage, Inc. of a Note dated April 12, 1984, in the original principal amount of Fifty-Nine Thousand Eight Hundred Fifty and no/100 Dollars ($59,850.00); and

WHEREAS, the Note and Deed of Trust were assigned by Republic Mortgage, Inc. to McLean Financial Association by an Assignment of Deed of Trust of record in Book 6273, page 295, said Register's Office, and further assigned by McLean Financial Corporation to McLean Savings & Loan Association, by an Assignment of record in Book 7242, page 443, Register's Office for said county, and re-recorded at Book 7242, page 688, Register's Office for said county; and

WHEREAS, Edward Seddon was unable to serve as such Trustee and the lawful holder of the Note, McLean Savings & Loan Association appointed Elizabeth M. Adams to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7242, page 441, Register's Office for said County, and re-recorded in Book 7242, page 690, 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-one (31) days notice was given of such default to Nancy Kaye Thompson, 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 Thursday, June 18, 1987, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on May 28, June 4, and June 11, 1987, and sent a copy of such notice to Nancy Kaye Thompson 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 McLean Savings & Loan Association, at the price of Fifty-Seven Thousand, Eight Hundred Forty-Seven and 10/100 Dollars ($57,847.10), this being the highest, last and best bid.

NOW, THEREFORE, I, Elizabeth M. Adams, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-Seven Thousand, Eight Hundred Forty-Seven and 10/100

Dollars ($57,847.10), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto McLean Savings & Loan Association, 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:

> BEING Lot No. 30-A, Zone Lot Division Lots 24 & 25 of Section 2 Revision of Lots 24 & 25 and Lot 30 of Section 2, of record in Plat Book 5200, Page 754, amending Plat Book 5800, Page 137, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Nancy Kaye Thompson by Deed from Bill Owens and wife, Brenda Owens, C. Lee Gibson and wife, Brenda Gibson, of record in Book 6552, page 527, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of homestead exemption, dower, and curtesy in the property and equitable and 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, encumbrances, 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.

Elizabeth M. Adams
Elizabeth M. Adams,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne M. Mankin, a Notary Public of the State and County aforesaid, personally appeared ELIZABETH M. ADAMS, 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 and seal, at office in Nashville, Tennessee, this 18th day of June, 1987.

Suzanne M. Mankin
Notary Public

My commission expires: Sept. 9, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Seven Thousand, Eight Hundred Forty-Seven and 10/100 Dollars ($57,847.10).

Elizabeth M. Adams
Affiant

Subscribed and sworn to before me this the 18th day of June, 1987.

Suzanne M. Mankin
Notary Public

My commission expires: Sept. 9, 1989

3831 4

IDENTIFICATION

JUN 19 10 AM '87

2933B/6-18-87

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

RECEIVED OF _____

FOR _____

BOOK 7273 PAGE 969

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
			57847.10- CASH	
			161.84 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CASH	174.34-
1424A06/19/87			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38314

IDENTIFICATION REFERENCE

JUN 19 3 40 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No.95680