41

This instrument prepared by:
Bradley A. MacLean
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7278 PAGE 93

Address New-Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
McLean Savings & Loan Association 1451 Dolley Madision Blvd. McLean, VA 22101	Same	150-7-226 Field Book No: 2D-38986

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 25 day of June, 1987, by and between BRADLEY A. MacLEAN, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and MCLEAN SAVINGS AND LOAN ASSOCIATION.

WHEREAS, by Deed of Trust dated the 26th day of September, 1984, of record in Book 6399, page 420, Register's Office for Davidson County, Tennessee, Carl A. Seaquist and wife, Dianne Y. Seaquist, conveyed to McLean Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to McLean Savings and Loan Association of a Note dated September 26, 1984, in the original principal amount of Forty-Nine Thousand Four Hundred and No/100 Dollars ($49,400.00); and

WHEREAS, McLean Financial Corporation was unable to serve as such Trustee and the lawful holder of the Note, McLean Savings and Loan Association appointed Bradley A. MacLean to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6660, page 18, 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 notice was given of such

default to Carl A. Seaquist and wife, Dianne Y. Seaquist, 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 10:30 a.m. o'clock on June 25, 1987, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 4, June 11, and June 18, 1987, and sent a copy of such notice to Carl A. Seaquist and wife, Dianne Y. Seaquist, 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 and Loan Association, at the price of Fifty-One Thousand Eleven and 54/100 Dollars ($59,011.54), this being the highest, last and best bid.

NOW, THEREFORE, I, Bradley A. MacLean, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-One Thousand Eleven and 54/100 Dollars ($51,011.54), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto McLean Savings and 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:

> Land in Davidson County, Tennessee, being Lot No. 4A on the Plan of Zone Lot Division, Lot No. 4, Woodymore Heights, Section One, of record in Book 6250, page 115, Register's Office for said County.
>
> Being the same property conveyed to Carl A. Seaquist and wife, Dianne Y. Seaquist, by

deed from Travis L. McElroy and wife, Betty J. McElroy, of record in Book 6399, page 417, Register's Office for Davidson County, Tennessee.

The street address of the property is 3238A Anderson Rd., Nashville, TN 37217.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of rights of redemption, homestead, dower and other rights expressly waived in the deed of trust, 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) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(7) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

BRADLEY A. MacLEAN,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda Bruckert, a Notary Public of the State and County aforesaid, personally appeared BRADLEY A. MacLEAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of June, 1987.

Linda Bruckert
Notary Public

My commission expires: 5-13-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty-One Thousand Eleven and 54/100 Dollars ($51,011.54).

Bradley A. MacLean
Affiant

Subscribed and sworn to before me this the 25 day of June, 1987.

Linda Bruckert
Notary Public

My commission expires: 5-13-89

39827

IDENTIFICATION REFERENCE

JUN 25 [illegible] 1987

1038N/06-24-87

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

RECEIVED OF _____

FOR _____

BOOK 7278 PAGE 97

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
			51011.54- CAMI.	
			142.80 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 153.30-	
			3178A06/25/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

398277

IDENTIFICATION REFERENCE

JUN 25 11 39 AM '87

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 97389