THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map 98-05
Parcel 105

SUBSTITUTE TRUSTEE'S DEED

TO: STERLING SAVINGS & LOAN ASSOCIATION

WHEREAS, by Deed of Trust executed December 27, 1984, and recorded in Book 6465, page 100, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Edward G. Simms and wife, Kathleen Rose Simms (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 & Loan Association is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7253, page 230, Register's Office of said County; and

WHEREAS, the Sterling Savings & Loan Association did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7282, page 382, 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, August 18, 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 & Loan Association was the highest and best bidder for cash, said bid being in the amount of $64,832.36;

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 & Loan Association, its successors and assigns forever, that certain land described as follows:

> Being Lot No. 6-A on the Plan of Hunters Point, Zone Lot Division Lots 4, 5, 6, & 53, of record in Book 6200, page 173, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Velma W. Bonhart by deed from Mitchell E. Shannon and wife, Terri E. Shannon, of record in Book 7024, page 933, Register's Office for 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 18th day of August, 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 18th day of August, 1987, at Nashville, Tennessee.

My Commission Expires:
March 7, 89

NOTARY PUBLIC

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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 $64,832.36, 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 18th day of August, 1987, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

New Owner:

SEND TAX BILLS TO: Sterling Savings & Loan Association
P.O. Box 33463
Detroit, MI 48232

56832

IDENTIFICATION REFERENCE

Aug 18 11 11 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 3 2

IDENTIFICATION/REFERENCE

Aug 18 11 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06669