This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Fleet Real Estate Funding Corporation
324 West Evans Street
P. O. Drawer F-20
Florence, SC 29501

Map: 73-1
Parcel: 87

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated August 9, 1979, to Mickey Carroll, Trustee, executed by Manuel Thacker and wife, Annemarie Thacker, as same appears of record in Book 5481, page 259, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Mickey Carroll, as Trustee under said Deed of Trust and has nominated and appointed Marilyn J. Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7366, page 714, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 15, 1987, and subsequent insertions appearing on October 22, 1987, and October 29, 1987, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 16, 1987, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Fleet Real Estate Funding Corporation at and for the sum of Forty Seven Thousand Two Hundred Two and No/100 ($47,202.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Fleet Real Estate Funding Corporation, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn J. Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Fleet Real Estate Funding Corporation, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 37, Section "B" on the revised plan showing Lots No. 19 and No. 37 on the plan of Happy Valley and more fully described according to a July 26, 1979, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:
>
> BEGINNING at a point on the northwesterly margin of Bobby Avenue at the southerly terminis of a 60 foot radius turnout connecting said margin of Bobby Avenue with the westerly margin of Milton Drive; thence, with said margin of Bobby Avenue, S 53° 0' W 41.7 feet to a point at the common front corner of Lots Nos. 37

and 36; thence, with the line between said lots, N 37° 0' W 140.0 feet to the most southerly corner of Lot No. 18; thence, with the southeasterly lines of Lots Nos. 18 and 19, N 53° 0' E 133.0 feet to a point on the westerly margin of Milton Drive; thence, with said margin, S 17° 0' E 114.3 feet to a point at the northerly terminus of the aforesaid turnout; thence, with the curve of said turnout southwardly and southwest-wardly 74.7 feet to the point of beginning.

Being the same property conveyed to Manuel Thacker and wife, Annemarie Thacker by deed from Mary Lynn Smith Bumbalough and husband, Stephen D. Bumbalough of record in Book 5481, page 256, Register's Office for Davidson County, Tennessee.

This is improved property known as 2743 Bobby Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Fleet Real Estate Funding Corporation, its successors and assigns, in fee simple forever, to whom the said Marilyn J. Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Substitute Trustee, has executed this instrument on the 16th day of November, 1987.

Marilyn J. Patterson
MARILYN J. PATTERSON,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of November, 1987.

Betty L. Morris
NOTARY PUBLIC

My commission expires: 1-21-1990

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $47,202.00.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 16th day of November, 1987.

Betty L. Morris
Notary Public

My commission expires: 1-21-1990

Nov 16 3 24 PM 1987
WILLIAM L. HICKS
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
8 2 8 5 3

860MJP#2-11/16/87-044

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7404 PAGE 285

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

47202.00- CAMT.
132.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 138.66-
3024A11/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 36206