Box 41

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00916

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

2177 01/28 0101 03CHECK 146.62

IDENTIFICATION REFERENCE

JAN 28 10 55 AM '88

DAVIDSON COUNTY, TN

Address New Owner(s) as Follows:

McLean Savings & Loan Association
1451 Dolley Madison Blvd.
McLean, VA 22101

Send Tax Bills To: Same

Map Parcel No.: 108-12-7

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 28th day of January, 1988, by and between Bradley A. MacLean, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and McLean Savings & Loan Association.

WHEREAS, by Deed of Trust dated the 6th day of April, 1984, of record in Book 6282, page 58, Register's Office for Davidson County, Tennessee, Carl S. Fulghum and wife, Geraldine S. Fulghum, conveyed to Harold Reeves, Trustee, the hereinafter described real estate, to secure payment to Republic Mortgage, Inc. of a Note dated April 6, 1984, in the original principal amount of Fifty Two Thousand One Hundred Dollars ($52,100.00); and

WHEREAS, the Note and Deed of Trust were assigned by Republic Mortgage, Inc. to McLean Financial Corporation by an Assignment of Deed of Trust of record in Book 6378, page 821, and were subsequently assigned by McLean Financial Corporation to McLean Savings & Loan Association by an Assignment of Deed of Trust of record in Book 7425, page 423, said Register's Office; and

WHEREAS, Harold Reeves was unable to serve as such Trustee and the lawful holder of the Note, McLean Savings & 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 7425, page 426, 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 S. Fulghum and wife, Geraldine S. Fulghum, 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 10:45 o'clock a.m. on Thursday, January 28, 1988 at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 7, January 14, and January 21, 1988, and sent a copy of such notice to Carl S. Fulghum and wife, Geraldine S. Fulgum, 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 Forty Seven Thousand Nine Hundred Fifty Dollars ($47,950.00), 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 Forty Seven Thousand Nine Hundred Fifty Dollars ($47,950.00), 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:

> A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 7, Lot No. 49, in a Horizontal Property Regime as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, Pages 522 and 523, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Carl S. Fulghum and wife, Geraldine S. Fulghum, by deed from Tenn Real Inc. of record in Book 6282, page 55, Register's Office of Davidson County, Tennessee.
>
> Being the same property described in the Deed of Trust executed by Carl S. Fulghum and wife, Geraldine S. Fulghum, to Harold Reeves, Trustee, of record in Book 6282, page 58, Register's Office of Davidson County, Tennessee, which Deed of Trust was assigned to McLean Financial Corporation by an Assignment of record in Book 6378, page 821, said Register's Office, which Deed of Trust was assigned to McLean Savings & Loan Association for an Assignment of record in Book 7425, page 423, said Register's Office.

The street address of the property is 1331 Quail Valley Road, Nashville, Tennessee 37214.

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 or 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 are prior to 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, Lucie W. Cammack, 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 28th day of January, 1988.

Lucie W. Cammack
Notary Public

My commission expires: 7-10-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty Seven Thousand Nine Hundred Fifty Dollars ($47,950.00).

Affiant

Subscribed and sworn to before me this the 28th day of January, 1988.

Lucie W. Cammack
Notary Public

My commission expires: 7-10-90

1605N/i-28-88

10 - 11

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

CAMT 47950.00
CON TX 134.12
PRFEE 0.50
WDEED 12.00
TOTAL 146.62
CHECK 146.62

01/28/88 01 10:58 0001 2177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091.6.

IDENTIFICATION REFERENCE.

JAN 28 10 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57070