Box 41

APR 21 12 48 PM '88
FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN.
IDENTIFI REFERENCE

23425

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

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.:

68120422-691 03CHECK 152.50

## SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 21st day of April, 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 4th day of October, 1984, of record in Book 6406, page 209, Register's Office for Davidson County, Tennessee, John T. Davis, and wife, Mary Nell Davis conveyed to McLean Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to McLean Savings & Loan Association of a Note dated October 4, 1984, in the original principal amount of Fifty-Seven Thousand One Hundred Fifty and No/100 ($57,150.00); and

WHEREAS, McLean Financial Corporation 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 7197, page 214, 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, notice was given of such default to John T. Davis and wife, Mary Nell Davis, 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 11:00 o'clock a.m. on Thursday, April 21, 1988, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 31, April 7 and April 14, 1988, and sent a copy of such notice to John T. Davis and wife, Mary Nell Davis, 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 Thousand and No/100 Dollars ($50,000.00), 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 Fifty Thousand and No/100 Dollars ($50,000.00), 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 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:

> All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the City of Nashville of County of Davidson, State of Tennessee, and being Lot No. 47-A a zone Lot Division of East Lake Subdivision, Section IV., as of record in Plat Book 6250, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John T. Davis and wife, Mary Nell Davis by Deed from Elm Hill Builders, Inc. of record in Book 6406, page 200, Register's Office for Davidson County, Tennessee.

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 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) 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.

(6) Rights or claims of parties in possession.

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

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 21st day of April, 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 Fifty Thousand and No/100 ($50,000.00).

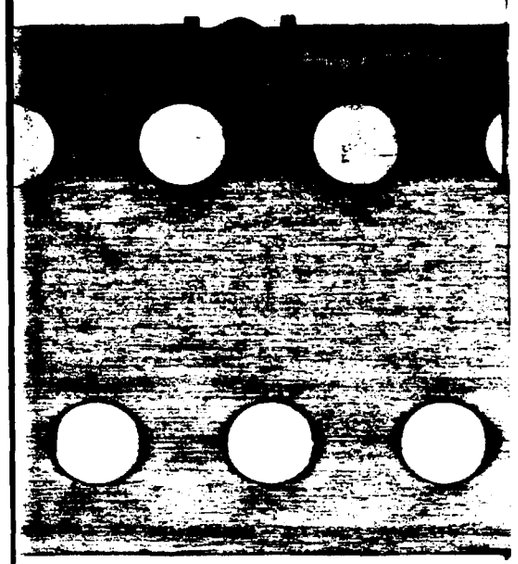
Bradley A MacLean
Affiant

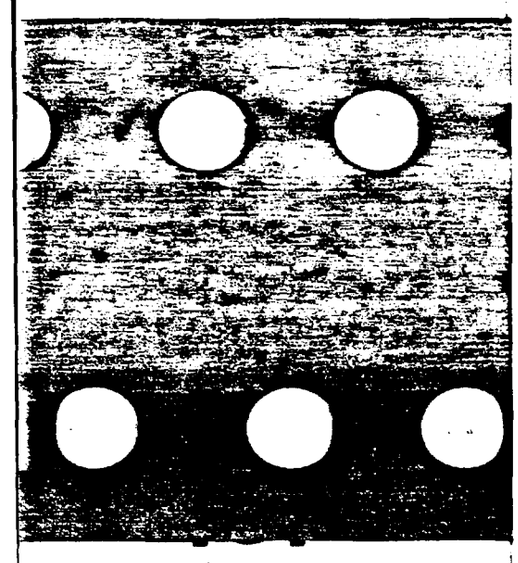
Subscribed and sworn to before me this the 21st day of April, 1988.

Lucie W. Cammack
Notary Public

My commission expires: 7-10-90

2028N/04-21-88





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7522 PAGE 971

| | | |
|---|---|---|
| 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 50000.00 |
| | | | | CON TX 140.00 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 152.50 |
| | | | | CHECK 152.50 |
| 04/21/88 | 01 | | | 12:53 0001 6842 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23425

IDENTIFICATION REFERENCE

APR 21 12 48 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 82952