This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
First Federal Savings and Loan
67 Chestnut Street
Rochester, NY 14604-2319

Map: 72-13
Parcel: 254

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 30, 1979, to Albert William Johnson, Trustee, executed by William E. Carlton and wife, Billie W. Carlton, as same appears of record in Book 5491, page 466, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Albert William Johnson, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7702, page 764, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean 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 December 8, 1988, and subsequent insertions appearing on December 15, 1988, and December 22, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 13, 1989, 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 First Federal Savings and Loan Association of Rochester at and for the sum of TWENTY-NINE THOUSAND EIGHT HUNDRED NINETY-SIX AND 63/100 ($29,896.63) 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 First Federal Savings and Loan Association of Rochester, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as

Substitute Trustee, does hereby grant, bargain, sell and convey to the said First Federal Savings and Loan Association of Rochester, 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:

> BEING Lot No. 215 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, page 72 and 73, Register's Office for said County.
>
> SAID Lot No. 215 fronts 50 feet on the northerly side of West Douglas Avenue and runs back 273 feet on the easterly line and 272.3 feet on the westerly line to an alley on which it measures 50 feet.
>
> Being the same property conveyed to William E. Carlton and wife, Billie W. Carlton by Substitute Trustee's Deed of record in Book 7648, page 449, Register's Office for Davidson County, Tennessee.

This is improved property known as 919 Douglas Avenue, Nashville, Tennessee.

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 First Federal Savings and Loan Association, its successors and assigns, in fee simple forever, to whom the said Marilyn Jean 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 Jean Patterson, as Substitute Trustee, has executed this instrument on the 13th day of January, 1989.

Marilyn Jean Patterson
MARILYN JEAN 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 Jean 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 13th day of January, 1989.

Barbara Pillow
NOTARY PUBLIC

My commission expires: May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $29,896.63.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 13th day of January, 1989.

Barbara L. Warren
Notary Public

My commission expires: May 13, 1990

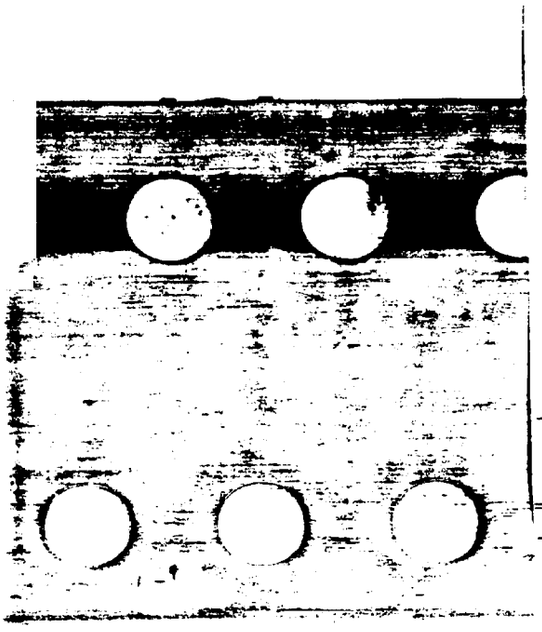
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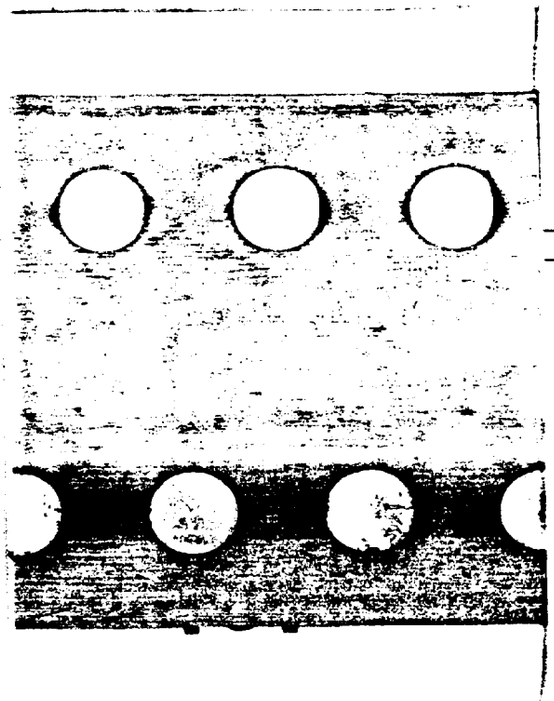
IDENTIFICATION REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
JAN 17 10 55 AM '89
FELIX Z. WILSON, REGISTER

6570 01/17 0101 03CHECK 108.17

MJP0113891





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 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
				CAMT 29896.63
				CON TX 98.67
				PRFEE 0.50
				WDEED 9.00
				TOTAL 108.17
				CHECK 108.17
01/17/89	01			11:00 0001 6570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017.77.

IDENTIFI REFERENCE

JAN 17 10 59 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 173224