THIS INSTRUMENT PREPARED BY:
HENRY HAILE, ATTORNEY
611 Commerce Street
Suite 2706
Nashville, TN 37203
Prof. Resp. #2513

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows	Send Tax Bills to	Map-Parcel Numbers
Federal Deposit Insurance Corp. 800 S. Gay Street	SAME	Map: 33-16 Parcel: 143
P.O. Box 15154		
Knoxville, Tennessee 37901		

WHEREAS, by Deed of Trust dated May 2, 1983, and recorded in Trust Deed Book 6051, page 36, Register's Office for Davidson County, Tennessee, Aberdeen Properties, Inc., conveyed to Billye Sanders, Trustee, the hereinafter-described property for the purpose of securing the payment of a Deed of Trust Note; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument recorded in Book 7871, page 822, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in The Nashville Record, of Nashville, Tennessee on July 13, 20, and 27, 1989, by which advertisement of the sale was appointed to be held on the 4th day of August 1989, at 12:00 p.m., at the South door of the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, FEDERAL DEPOSIT INSURANCE CORPORATION, being the highest and best bidder became the purchaser of said property at and for the sum of ONE HUNDRED FORTY THOUSAND DOLLARS and 00/100 ($140,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Henry Haile, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL DEPOSIT INSURANCE CORPORATION 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:

Beginning at a concrete monument in the easterly 50' right-of-way of Monticello Avenue and being in the westerly boundary of the American Legion Post 105 property and proceeding as follows:

1 - Leaving the easterly right-of-way of Monticello Avenue and with the southerly line of the American Legion Post 105 tract S 33 deg. 27' E a distance of 115.27' to a concrete monument; thence,

2 - Continuing with said line S 72 deg. 07' E a distance of 136.75' to a 15" hackberry tree; thence,

3 - Continuing with said line S 49 deg. 19' E a distance of 282.79' to a concrete monument; thence,

4 - Continuing with said line S 88 deg. 46' E a distance of 109.34' to a concrete monument in the westerly right-of-way of the L & N Railroad, said monument being 50' from the centerline of said railroad; thence,

5 - With the westerly right-of-way of said railroad S 00 deg. 28' 00" E a distance of 501.32' to a concrete monument; thence,

6 - Leaving said railroad and with the northerly line of the Hippodrom Realty, Inc., tract N 89 deg. 43' W a distance of 24.19' to a concrete monument; thence,

7 - Continuingg with said property and with a curve to the left having a radius 9,517.82' a distance of 498.34' to a concrete monument; thence,

8 - Continuing with said property S 87 deg. 17' W a distance of 115.0' to a concrete monument; thence,

9 - Continuing with said property and with a curve to the left having a radius of 603.68' a distance of 142.24' to a concrete monument; thence,

10 - Continuing with said property S 73 deg. 47' W a distance of 331.20' to a concrete monument, said monument being in the southerly right-of-way of Apple Valley Road as recorded on the plat of Primrose Meadows, Section 2, Book 4860, Page 105, Register's Office for Davidson County, Tennessee; thence,

11 - Leaving the Hippodrom Realty, Inc., property and with the easterly line of Primrose Meadows, Section 2, referred to above, N 16 deg. 13' W a distance of 202.0' to a concrete monument; said line passing through a concrete monument in the northerly right-of-way of Apple Valley Road at a distance of 60.0'; thence,

12 - Continuing with Primrose Meadows, Section 2, S 81 deg. 20' 30" W a distance of 73.40' to a concrete monument; thence,

13 - Continuing with Primrose Meadows, Section 2, N 29 deg. 59' 05" W a distance of 359.92' to a concrete monument at the intersection of Primrose Meadows, Section 2, and Primrose Meadows, Section 1, as recorded in Book 4675, Page 18, Register's Office for Davidson County, Tennessee; thence,

14 - Continuing with Primrose Meadows, Section 1, N 29 deg. 21' 05" W a distance of 63.46' to a concrete monument; thence,

15 - Continuing with Primrose Meadows, Section 1, N 73 deg. 01' 38" E a distance of 209.87' to a concrete monument in the easterly right-of-way of Macfie Drive, said line passing through a concrete monument in the westerly right-of-way of Macfie Drive at 159.87'; thence,

16 - Continuing with the easterly right-of-way of Macfie Drive and with a curve to the right having a radius of 337.13' a distance of 47.20' to a concrete monument; thence,

17 - Leaving Macfie Drive and with the southerly line of Primrose Meadows, Section 1, N 81 deg. 04" E a distance of 153.85' to a concrete monument; thence,

18 - Continuing with the south line of Primrose Meadows, Section 1, S 42 deg. 31' E a distance of 45.0' to a concrete monument; thence,

19 - Continuing with Primrose Meadows, Section 1, N 69 deg. 28' E a distance of 41.81' to a concrete monument; thence,

20 - Continuing with Primrose Meadows, Section 1, S 80 deg. 29' E a distance of 300.17' to a concrete monument; thence,

21 - Continuing with Primrose Meadows, Section 1, N 68 deg. 43' 30" E a distance of 36.69' to a concrete monument; thence,

22 - Continuing with Primrose Meadows, Section 1, S 86 deg. 43' 30" E a distance of 152.68' to a point in the easterly right-of-way of Monticello Avenue, said line passing through a concrete monument at a distance of 102.68'; thence,

23 - With the easaterly right-of-way of Monticello Avenue N 3 deg. 14' 30" E a distance of 340.47' to the point of beginning, said line passing through a concrete monument at a distance of 7.04'.

The above tract contains 17.56 acres as per survey by Turner Engineering Companay dated April 29, 1983, Job No. 24-61, Work Order No. 5585.

Certain property in Davidson County, more particularly described as follows:

Being Reserved Parcels A, C, D, & E in the Primrose Meadows Subdivision, a plat of which is of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Aberdeen Properties, Inc., by Deed from Ralco, Inc., of record in Book 6051, page 31, Register's Office for Davidson County, Tennessee.

Included within this description, but excluded herefrom, are the following tracts of land:

Lots 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, and 187, on the Plan of Cedar Bluff Subdivision, Phase I, of record in Plat Book 5200, page 610, Register's Office for Davidson County, Tennessee.

TO HAVE TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal Deposit Insurance Corporation, in fee simple forever, to whom the said Henry Haile, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Henry Haile as Substitute Trustee, has caused this instrument to be executed this the 4 day of August, 1989.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Henry Haile, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of August, 1989.

Leta K. Matheny
NOTARY PUBLIC

My Commission Expires:
July 24, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $140,000.

Affiant

Subscribed and sworn to before me this 4th day of August, 1989.

Leta K. Matheny
NOTARY PUBLIC

My Commission Expires:
July 24, 1993

57607

IDENTIF. TREFERENCE

AUG 14 1 32 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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