FILE BOX 46

This Instrument Prepared By:
STEVEN G. WATERS
3401 West End Avenue
Nashville, Tennessee 37203

BOOK 8061 PAGE 297

Send Tax Bills To:
American Federal Bank, FSB
P.O. Box 1268
Greenville, SC 29602-1268

Map & Parcel
155-08-0
8.00

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated the 23rd of November, 1987, of record in Book 7420, page 74, Register's Office for Davidson County, Tennessee, Sandra M. Echols and George G. Tomlin conveyed to Southeast Title of Tennessee, Inc., Trustee, the hereinafter described real estate, to secure the payment of a Note dated November 23, 1987, in the original principal amount of One Hundred Nine Thousand and 00/100 Dollars ($109,000.00), payable to American Federal Bank, FSB; and

WHEREAS, the lawful holder of the Note, appointed Steven G. Waters to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8034, page 982, 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 thirty (30) days notice was given of such default to Sandra M. Echols and George G. Tomlin, 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 herein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 10:00 a.m. on March 9, 1990, at the front door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 15, 22, and March 1, 1990 and sent a copy of such

notice to Sandra M. Echols and George G. Tomlin and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, sold said property to Federal National Mortgage Association, at the price of ONE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED FIFTY-THREE & 30/100 DOLLARS ($119,853.30), this being the highest, last and best bid.

NOW, THEREFORE, I, Steven G. Waters, Substitute Trustee as aforesaid, in consideration of the premises and the sum of ONE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED FIFTY-THREE & 30/100 DOLLARS ($119,853.30), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Federal National Mortgage Association, its successors and assigns, all of right, title and interest in and to the following described real estate and improvements located thereon (herein the "property"), but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot Number 8 on the Plan of Poplar Creek Estates, of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sandra M. Echols and George G. Tomlin, both unmarried, by deed from The Richter Company, Inc., of record in Book 7420, page 71, Register's Office for Davidson County, Tennessee.

This is improved property known as 7028 Poplar Creek Trace, Nashville, Tennessee.

TO HAVE AND TO HOLD unto the said Federal National Mortgage Association, their successors and assigns, forever, in fee simple, and in bar of all right of homestead exemption in and equitables and statutory redemption of the Property and all right of dower and curtesy in the Property as provided in, but only to the extent provided in, said Deed of Trust. I, the undersigned, as Substitute Trustee, do hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant

the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

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 materialman's liens, filed or unfiled.

(3) Title to that portion of the premises lying within 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 priority 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 9th day of March, 1990.

STEVEN G. WATERS
Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEVEN G. WATERS, 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 to do so, 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 9th day of March, 1990.

My Commission Expires:

Notary Public

MIGNON S. MELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $119,853.30.

Affiant

Subscribed and sworn to before me this the 9th day of March, 1990.

Notary Public

My Commission Expires:

MIGNON S. MELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

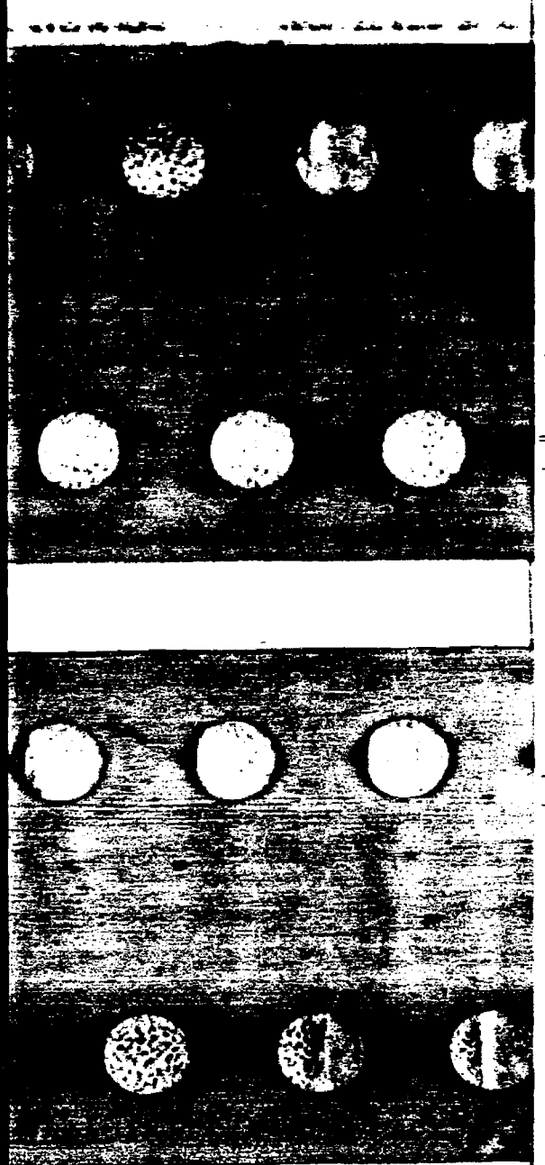
09570

IDENTIF. TREFERENCE

Mar 9 10 22 AM '90

DAVIDSON COUNTY TN.

0967 03/09 0101 03CHECK 408.67



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

RECEIVED OF _____

FOR _____

BOOK 8061 PAGE 301

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 119853.30 |
| | | | | CON TX 395.67 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 408.67 |
| | | | | CHECK 408.67 |
| 03/09/90 | 01 | | | 10:19 0001 0967 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09570

IDENTIF. REFERENCE

MAR 9 10 22 AM '90

DAVIDSON COUNTY TN.

No. 299453