M&P- 117-9 B-18

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 8th day of April, 1988, Kenneth Farl Posey and wife, Sandra Dalton Posey, executed a certain Deed of Trust to Julian E. Sewel, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 7522, page 700, Register's Office for Davidson County, Tennessee; and

WHEREAS, Employee's Credit Association, a State Chartered Credit Union, the holder and the owner of the debt secured by said Deed of Trust, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Book 8057, page 245, named and appointed the undersigned as Trustee in the place and stead of the said Julian E. Sewel; and

WHEREAS, default was made in the payment of the debt and the obligation secured by said Deed of trust and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of March 15, 22, & 29, 1990, of said newspaper, said sale having been advertised for Thursday, April 12, 1990 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid of said property was then and there made by Employees' Credit Association, to-wit: a bid of Two Hundred Fifty One Thousand Seven Hundred Seventy Two and 37/100 Dollars ($251,772.37) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in

consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Employees' Credit Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Longwood, of record in Book 5200, page 86, as amended in Book 5419, page 183, said Register's Office.

SAID Lot No. 18 fronts 60.00 feet on the northerly side of Longwood Place and runs back between parallel lines 95.00 feet to a line in the rear which measures 60.00 feet thereon.

TO HAVE AND TO HOLD, unto the said Employees' Credit Association, its heirs and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, and further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Mark A. Ellmore Attorney and
Substitute Trustee, Mark A. Ellmore
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of April, 1990, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his fee act and deed.

WITNESS my hand and official this 12th day of April, 1990 at Nashville, Tennessee.

Notary Public

Commission Expires: 3-11-91

Property Address:

134 Longwood Place
Nashville, TN 37215

Send Tax Bills To:

Employees' Credit Association
Cenesco Park
Nashville, TN 37217

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,772.37, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A. Fillmore attorney at law
Affiant

Subscribed and sworn to before me this 12th day of April, 1990.

Notary Public

Commission Expires:

3-11-91

Prepared by: Mark A. Fillmore,Jr., 388 Harding Place, Suite C, Nashville, Tennessee 37211

3977 05/04 0101 03CHECK 840.94

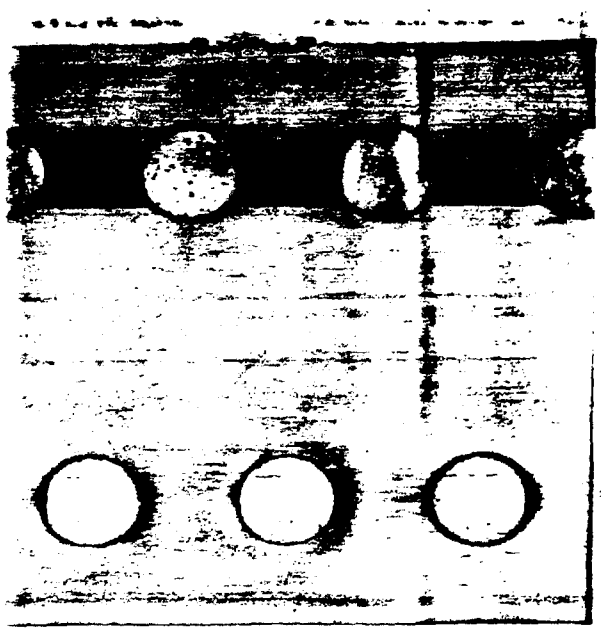
24121

IDENTIFICATION REFERENCE

MAY 4 11 23 AM '90

DAVIDSON COUNTY, TN

DAN. EXC.



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

RECEIVED OF _____

FOR _____

BOOK 8102 PAGE 978

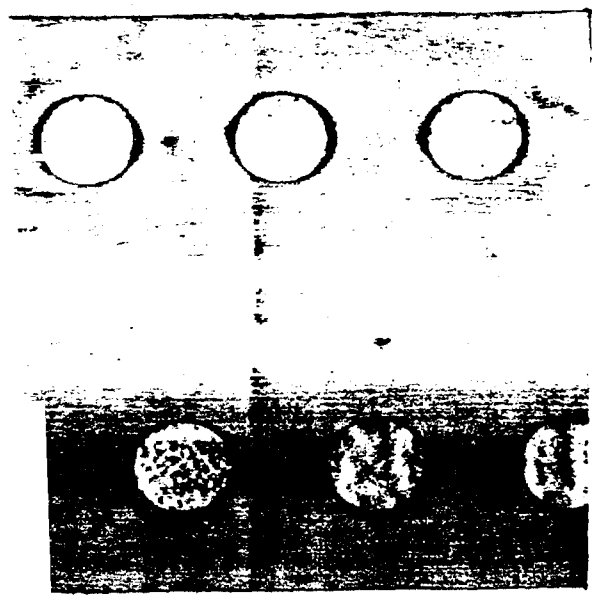
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 251772.37
CON TX 830.94
PRFEE 1.00
WDEED 9.00
TOTAL 840.94
CHECK 840.94

05/04/90 01 11:24 0001 8977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2411-21

IDENTIFI REFERENCE

MAY 4 11 23 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 316461