SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 7th day of December, 1987, Harold Pittman and wife, Helen B. Pittman, executed a certain Deed of Trust to Lois M. Houston, Trustee, for the purpose of securing the debt and obligations therein described, which Trust Deed was recorded in Book 7478, Page 921, in the Register's Office of Davidson County, Tennessee on February 29, 1988; and

WHEREAS the Nashville Post Office 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 at Book 8104, Page 332 named and appointed the undersigned as Trustee in the place and stead of the said Lois M. Houston; and

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

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, 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 May 17, 1990, May 24, 1990 and May 31, 1990, of said newspaper, said sale having been advertised for Friday, June 15, 1990, commencing at 12:00 noon, at the south 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 the Nashville Post Office Credit Union to-wit: a bid of Forty-Seven Thousand Fifty and 76/100 dollars ($47,050.76) 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, Ronald E. Mills, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Nashville Post Office Credit Union, 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. 537 on the Plan of Bordeaux Hills, Section Eight, as of record in Book 4175, page 113, said Register's Office; to which reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Harold Pittman and wife, Helen B. Pittman, by deed from Jerry Smith, of record in Book 7478, page 918, Register's Office for Davidson County, Tennessee.
>
> Also commonly known as 3412 Olsen Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD, unto the said Nashville Post Office Credit Union, 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 Trust Deed, and nor 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.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

Principal, Interest and Expenses:

Principal	$42,251.91
Interest	$ 3,719.17
Delinquent Taxes	$ 11.18
Late Charges	$ -0-
Recording Substitution of Trustee	$ 6.00
Recording of Deed	$ 9.00
Advertising	$ 261.00
Attorney Fee	$ 792.50
Total:	$47,050.76
TOTAL BID	$47,050.76

WITNESS the signature of the undersigned Ronald E. Mills, Substitute Trustee, this the 14th day of June, 1989.

Ronald E. Mills
Substitute Trustee

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:

On this 19th day of June, 1990, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ronald E. Mills, 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 free act and deed.

Witness my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: 11/10/91

PROPERTY ADDRESS:

3412 Olsen Drive
Nashville, TN

SEND TAX BILLS TO:

Nashville Post Office Credit Union
P. O. Box 291232
Nashville, TN 37229

This instrument prepared by Delman Land Title, Inc File Box 52

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 $47050.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 19th day of June, 1989.

Notary Public

My Commission Expires: 11/10/91

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ronald E. Mills, Esq.
BLACKBURN, LITTLE, SMITH & SLOBEY
First American Center
12th Floor, Suite 1275
Nashville, TN 37238
(615) 254-7770

\11-1391

FILED
JUN 22 9 44 AM '89
FELIX Z. MILLSAPS, REGISTER
HAMILTON COUNTY, TN
IDENTIFICATION REFERENCE
36059
2971 06/22 0101 03CHECK 9.00