BOOK 8242 PAGE 28

74321

THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
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Hendersonville, TN 37075
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IDENTIF. TREFERENCE

Nov 21 12 35 PM '90

METRO REGISTER
DAVIDSON COUNTY, TN

043-15-220

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated February 2, 1978, executed by WILLIAM J. WALROND and wife, LINDA F. WALROND, and recorded in Book 5254, page 383, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to D. J. BREWER, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 5254, page 383, Register's Office for Davidson County, Tennessee, and OLD HICKORY CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, on October 15, 1990, OLD HICKORY CREDIT UNION, pursuant to and in compliance with the authority contained in the Deed of Trust aforesaid, named and appointed ROY A. APPLE as Substitute Trustee under said Deed of Trust by instrument of record in Book 8218, page 168, said Register's Office, thereby vesting the said Substitute Trustee with all the rights, powers, and privileges of the original Trustee named in the said Deed of Trust; and

WHEREAS, the lawful holder of said indebtedness having requested ROY A. APPLE, Substitute Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney s fees and all obligations as provided in said Deed of Trust; and

WHEREAS, ROY A. APPLE, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on October 25, 1990, November 1, 1990, and November 8, 1990, stating that on the 15th day of November, 1990, at 11:45 a.m. at the south door of the Courthouse in Nashville, Tennessee, said property, hereinafter described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (November 15, 1990), said ROY A. APPLE, Substitute Trustee, offered said property for sale at public outcry and sold said property to INSTANT HOMES, INC., for Five Thousand Eight Hundred Eighty-one and 31/100 ($5,881.31) Dollars which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, ROY A. APPLE, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest,

best and last bid, hereinabove set out, which has been paid, do hereby bargain and sell and by these presents do hereby transfer and convey to said INSTANT HOMES, INC., its successors and assigns, as Grantee, the following described property, to wit:

> LAND lying and situated in Davidson County, Tennessee, described as follows: Being Lot No. 84 in the Kingsway Green Subdivision, a part of which is recorded in Book 3842, page 227, Register's Office for said County.
>
> SAID Lot No. 84 fronts 45 feet on the south side of Bubbling Well Road and extends back between 115 feet to a dead line in the rear on which it measures 45 feet.
>
> BEING the same property conveyed to WILLIAM J. WALROND and wife, LINDA F. WALROND by deed from RUTH SEAMON of record in Book 5250, page 234, Register's Office for Davidson County, Tennessee.

This is property known as 1134 Bubbling Well Road, Madison, Tennessee, 37115.

The said ROY A. APPLE, Substitute Trustee, does hereby sell this property as Substitute Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 15th day of November, 1990.

ROY A. APPLE - Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROY A. APPLE, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 15th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: Feb. 29, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 5,881.31.

James J. Hutchison - Pres. - Instant Homes Inc.
AFFIANT

Sworn to and subscribed before me on this the 21st day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 5/14/94

Owner & TAX Bills:

C/O J.T. Hutchison
183 Snug Harbor Dr.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8242 PAGE 30

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 5881.31
				CON TX 19.47
				PRFEE 1.00
				WDEED 6.00
				TOTAL 26.47
				CHECK 26.47
11/21/90	01			12:33 0001 9387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74321

IDENTIF. REFERENCE

Nov 21 12 35 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375376