Box 38 MUP

This Instrument Prepared By:
P. Michael Richardson, Esq.
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
First Federal Savings and Loan
Association of Rochester
67 Chestnut Street
Rochester, NY 14604-2319

Map: 083-03
Parcel: 020.00

BOOK 8252 PAGE 51

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated January 12, 1979, to Albert Wm. Johnson, Trustee, executed by Glen O. Humphrey and wife, Hazel D. Humphrey, as same appears of record in Book 5387, page 411, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Albert Wm. Johnson, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7632, page 327, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on November 1, 1990, and subsequent insertions appearing on November 8, 1990, and November 15, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 28, 1990, at 11:10 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER at and for the sum of Twenty Three Thousand Seven Hundred Forty Nine and 02/100 ($23,749.02) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER, of the sum of money so paid, receipt of which is

hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER, its successors and assigns, 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:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Map of C. H. Waller's Subdivision of Lots Nos. 42 and 43 on the Plan of Brownsville, as of record in Book 547, page 163, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 109 feet on the westerly side of Porter Road and runs back 265 feet on the northerly line and 224 feet on the southerly line with the northerly line of Creighton Street to a dead line on which it measures 101 feet more or less.
>
> INCLUDED in the above description but EXCLUDED from this conveyance is the following described land:
>
> BEGINNING at the southwest corner of Lot No. 1 on the Map of C. H. Waller's Subdivision of Lots Nos. 42 and 43 on the Plan of Brownsville, as of record in Book 547, page 163, Register's Office for Davidson County, Tennessee, and proceeding in an easterly direction along the northern border of Creighton Street, being also the southern border of said Lot No. 1, 17 feet to a point; thence in a northerly direction parallel to the western border of said Lot No. 1, 101 feet, more or less, to a point in the northern border of said Lot No. 1 thence westerly direction along the northern border of said Lot No. 1, 17 feet to a point, being the northwest corner of said Lot No. 1; thence in a southerly direction along the entire length of the western border of said Lot No. 1, 101 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Real Security, Inc., Trustee, by deed from Glen O. Humphrey and wife, Hazel D. Humphrey of record in Book 7894, page 934, Register's Office for Davidson County, Tennessee.

This is improved property known as 1312 Porter Road, Nahsville, Tennessee, 37206.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER, its successors and assigns, in fee simple forever. The said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 4th day of December, 1990.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of Decemnber, 1990.

Donna K. Sledge
NOTARY PUBLIC

My commission expires: 5/22/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

6867 12/06 0101 03CHECK 88.21

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $23,749.02.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 4th day of December, 1990.

Donna K. Sledge
Notary Public

My commission expires: 5/22/93

77608

IDENTIF. TREFERENCE

DEC 6 11 44 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



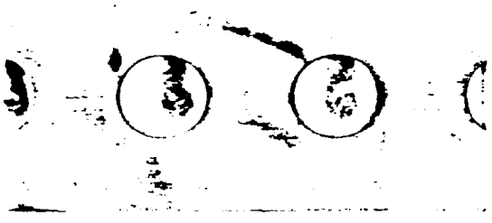
OFFICIAL RECEIPT

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

RECEIVED OF _____

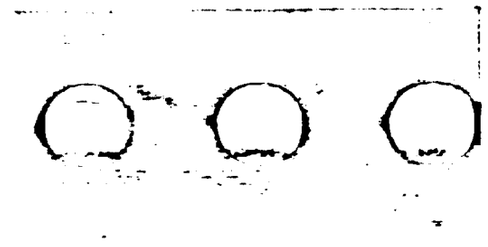
FOR _____

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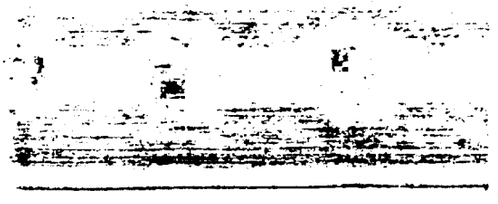
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	23749.02
CON TX	78.21
PRFEE	1.00
WDEED	9.00
TOTAL	88.21
CHECK	88.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1206/90 01 11:43 0001 6867



77608

IDENTIF. REFERENCE

DEC 6 11 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379331