Fill 17

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Map 28-00
Parcel 131

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: STERLING SAVINGS BANK

WHEREAS, by Deed of Trust executed April 29, 1985, and recorded in Book 6545, page 770, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from William E. Parker and wife, Pamela M. Parker (Mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Sterling Savings Bank is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 8232, page 935, Register's Office of said County; and

WHEREAS, Sterling Savings Bank did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 8232, page 936, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Tuesday, December 18, 1990, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Sterling Savings Bank was the highest and best bidder for cash, said bid being in the amount of $64,235.40;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Sterling Savings Bank, its successors and assigns forever, that certain land described as follows:

> Being a portion of the Benjamin T. Pulley Property located in the 14th Civil District, Davidson County, Tennessee; and tract and improvements property being described in Book 5004, page 534, Register's Office, Davidson County, Tennessee; further described by a survey made by John Kohl & Co., dated March 22, 1985, described as follows:
>
> Beginning at an iron pin on the north margin of Ridge Road and the original S.E. corner of the Pulley thirty acre tract thence; leaving the Road N 4 deg. 45 min. E (generally with an old established fence line and a row of trees) (and crossing a hollow) 798.0 feet to an iron pin and an iron water pipe 3 feet high on the north hillside and approximately 5 feet east of fence line thence; N 82 deg. 30 min. W (with an established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the north side of hollow thence; leaving the fence line and crossing the hollows 6 deg. 45 min. E 900.0 feet with a marked line iron pins driven on line one in edge of clearing the other in woods to an iron pin on the north margin of Ridge Road thence; with the north margin of Ridge Road N 68 deg. 30 min. E 150.0 feet to an iron pin approximately 3 feet east of corner fence post the point of beginning containing 4.37 acres more or less.
>
> Being the same property conveyed to William E. Parker and wife, Pamela M. Parker deed of record in Book 6545, page 767, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 18th day of December, 1990, by subscribing hereto my official signature.

C. EDWARD COOMER

Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 18th day of December, 1990, at Nashville, Tennessee.

My Commission Expires:

7-24-93

NOTARY PUBLIC

0174 12/18 0101 CHECK 221.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $64,235.40, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

8030

IDENTIF. REFERENCE

DEC 18 11 40 AM '90

DAVIDSON COUNTY TN

AFFIANT

Sworn to and subscribed before me this 18th day of December, 1990, at Nashville, Tennessee.

My Commission Expires:

7-24-93

NOTARY PUBLIC

NEW OWNER:
SEND TAX BILLS TO: Sterling Savings Bank
P.O. Box 33463
Detroit, MI 48232

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 8259 PAGE 428

FOR _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 64235.00
CON TX 211.86
PRFEE 1.00
WDEED 9.00
TOTAL 221.86
CHECK 221.86

12/18/90 01 11:39 0001 0194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80303

IDENTIF. REFERENCE

DEC 18 11 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382604