Box 38 MJP

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This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Resolution Trust Corporation
P. O. Box 91183
Baton Rouge, LA 70821

Map: 119-15
Parcel: 15

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 March 13, 1987, to James T. Oglesby, Trustee, executed by Wilburn L. Howard and wife, Barbara Ann Howard, as same appears of record in Book 7171, page 951, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed James T. Oglesby, 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 8233, page 57, 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 December 20, 1990 and subsequent insertions appearing on December 27, 1990 and January 3, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 15, 1991, 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 RESOLUTION TRUST CORPORATION, CONSERVATOR FOR SOUTHERN FEDERAL SAVINGS BANK, at and for the sum of Forty Six Thousand One Hundred Fourteen Dollars and No/100 ($46,114.00), 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 RESOLUTION TRUST CORPORATION, CONSERVATOR FOR SOUTHERN FEDERAL SAVINGS BANK, 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 RESOLUTION TRUST CORPORATION, CONSERVATOR FOR SOUTHERN FEDERAL SAVINGS BANK, 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. 35 on the Plan of Southlake Subdivision, Section II, of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 35 fronts 55 feet on the northerly side of Lake Park Drive, and runs back 226.9 feet on the easterly line and 289 feet on the westerly line to a dead line, on which it measures 134 feet.
>
> Being the same property conveyed to Wilburn L. Howard and wife, Barbara Ann Howard by deed from Thomas E. Green, unmarried, of record in Book 3943, page 202, Register's Office for Davidson County, Tennessee.

This is improved property known as 3105 Lake Park Drive, Nashville, Tennessee.

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 RESOLUTION TRUST CORPORATION, CONSERVATOR FOR SOUTHERN FEDERAL SAVINGS BANK, 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 18th day of January, 1991.

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 18th day of January, 1991

Rebecca Ward
NOTARY PUBLIC

My commission expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $46,114.00.

Affiant

Sworn to and subscribed before me,
this 18th day of January, 1991.

Notary Public

My commission expires: January 23, 1993

88837

IDENTIF. T REFERENCE

JAN 28 11 28 AM '91

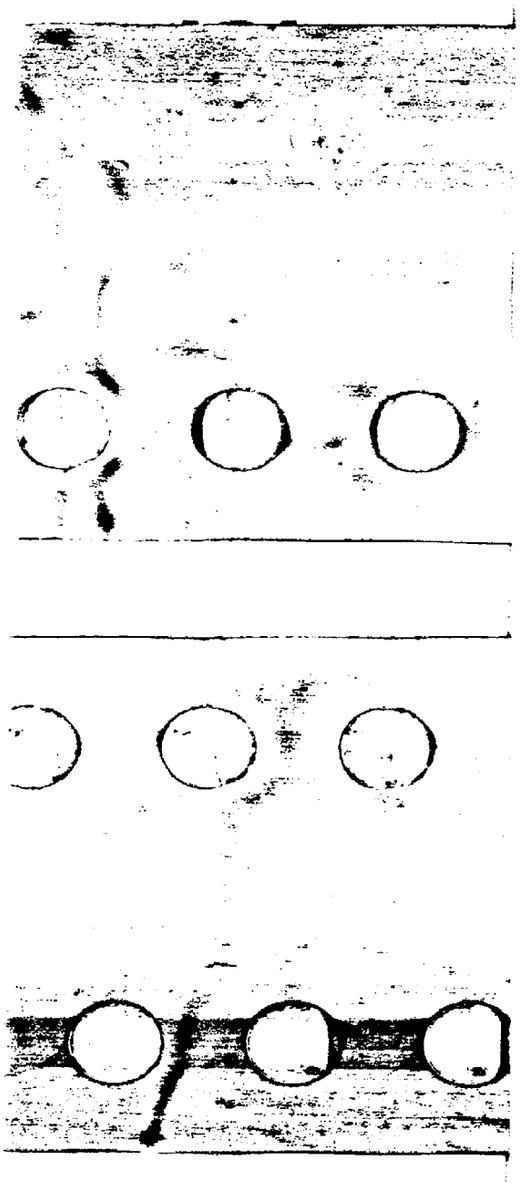
FELIX E. [illegible]
DAVIDSON COUNTY TN.

8729 01/28 0101 03CHECK 162.13

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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 46114.00
CON TX 152.13
PRFEE 1.00
MISC 9.00
TOTAL 162.13
CHECK 162.13

01/28/91 01 11:26 0001 8729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

888837

IDENTIF. TREFERENCE

JAN 28 11 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392550