Fax Print

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

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

BOOK 8287 PAGE 352

Map: 72-14
Parcel 289

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 15, 1979, to Albert Wm. Johnson, Trustee, executed by Willie Charles Reese and wife, Janice Delores Reese, as same appears of record in Book 5406, page 888, 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 8208, page 184 and rerecorded in Book 8209, page 470, 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 January 10, 1991, and subsequent insertions appearing on January 17, 1991, and January 24, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 1, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION at and for the sum of Eleven Thousand Two Hundred Twenty Six and No/100 ($11,226.00) 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. 14 and the westerly part of Lot No. 15 on the Map of M. T. Stratton's Plan of Lot. of record in Book 421, page 50, Register's Office for said County, as follows:
>
> Beginning at a point in the south margin of Cahal Avenue 26 feet west of the northeast corner of Lot 15; thence with the margin of said Avenue, westerly 74 feet to the corner of Lot 13 and 14; thence with the line between said lots, southerly 237 feet, more or less to the north margin of an alley; thence with the margin of said alley; easterly 100 feet to a point at the southeasterly corner of Lot No. 15; thence along the east line of Lot 15, northerly 101 feet, more or less, to a point, the corner of the property that was conveyed to Joyce, by deed from Robertson, of record in Book 1389, page 131, said Register's Office; thence with Joyce's line as follows: westerly 20 feet; northerly 101.5 feet; westerly .3 feet; northerly 15½ feet; westerly 3 feet; and northerly 18½ feet to the beginning.
>
> Being the same property conveyed to Willie Charles Reese and wife, Janice Delores Reese by deed from James E. Crouch and Cary A. Phillips of record in Book 5406, page 885, Register's Office for Davidson County, Tennessee.

This is improved property known as 1618 Cahal Street, Nashville, 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 February, 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 4th day of February, 1991.

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 $11,226.00.

Affiant

Sworn to and subscribed before me,
this 4th day of February, 1991.

Notary Public

My commission expires: January 23, 1993

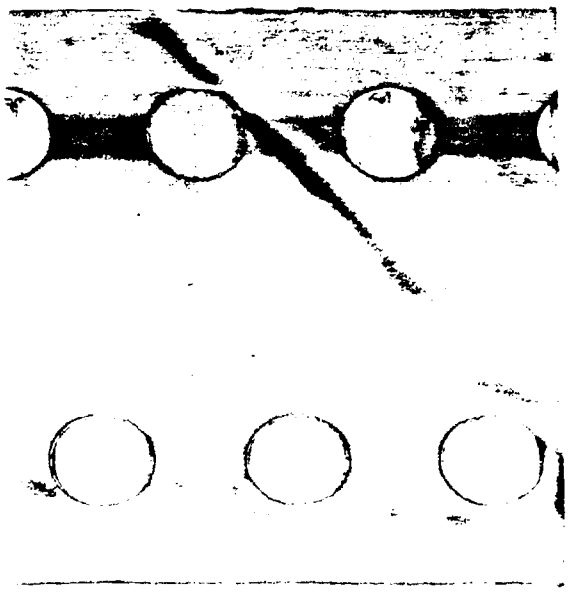
4208 02/04 0101 03CHECK 46.96

9U623

IDENTIFICATION

FEB 7 3 36 PM '91

5:MJP0204912.jp



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8287 PAGE 355

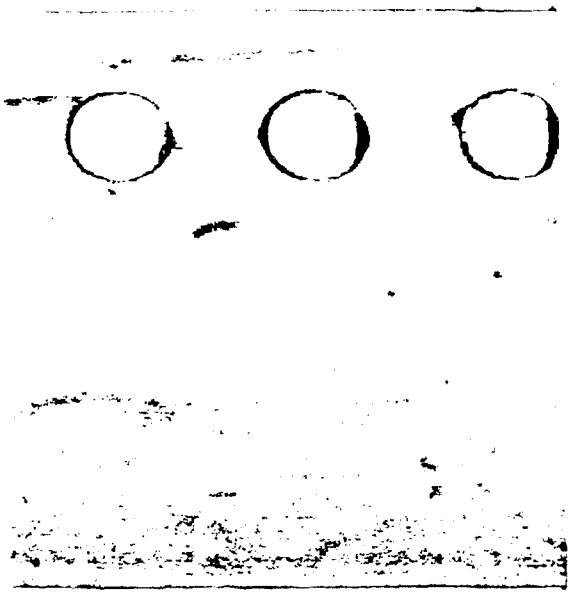
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CC TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MC TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 11226.00
CON TX 36.96
PRFEE 1.00
WDEED 9.00
TOTAL 46.96
CHECK 46.96

02/04/91 01 15:24 0001 4208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



90623

IDENTIF. REFERENCE

FEB 4 3 26 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 394558