Box 38 MJP

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

Send Tax Bills to New Owner(s):
Resolution Trust Corporation
Colony Square
Building 100, Suite 2300
P. O. Box 68
Atlanta, GA 30361

Map and Parcel
86-03-45

BOOK 8450 PAGE 895

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 15, 1988, to Southeast Title of Tennessee, Trustee, executed by Gemcraft Homes (Tennessee), as same appears of record in Book 7451, page 326, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Southeast Title of Tennessee, 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 8410, page 764, 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 August 22, 1991, and subsequent insertions appearing on August 29, 1991, and September 5, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 19, 1991, at 12:00 o'clock Noon, 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, AS RECEIVER FOR HILL FINANCIAL SAVINGS ASSOCIATION at and for the sum of Seventeen Thousand Four Hundred One and 62/100 ($17,401.62) 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 RESOLUTION TRUST CORPORATION, AS RECEIVER FOR HILL FINANCIAL SAVINGS ASSOCIATION, 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, AS RECEIVER FOR HILL FINANCIAL SAVINGS ASSOCIATION, 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:

> Being Lot No. 41 on the Plan of Ridgemere, of record in Plat Book 6250, page 937 thru 939, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the property conveyed to Gemcraft Homes (Tennessee), Inc. by deed from J & L Builders, a Tennessee General Partnership consisting of Larry W. Powell and James E. Powell of record in Book 7213, page 154, Register's Office for Davidson County, Tennessee.

This is improved property known as 1705 Ridgemere Court, Hermitage, Tennessee, 37076.

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, AS RECEIVER FOR HILL FINANCIAL SAVINGS ASSOCIATION, 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 24th day of September, 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 24th day of September, 1991.

Vicki A. Jones
NOTARY PUBLIC

My commission expires: 11-10-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $17,401.62.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 24th day of September, 1991.

Vicki A. Jones
Notary Public

My commission expires: 11-10-91

4984.3

IDENTIFICATION REFERENCE

Sep 26 1 51 PM '91

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