This Instrument Was Prepared By:
Newton S. Holiday III
Attorney at Law
208 Third Avenue, North
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 25th day of February, 1988, of record in Book 7481, page 129, Register's Office for Davidson County, Tennessee, DAVID LEE BROWN and wife, WILMA ELIZABETH BROWN, conveyed the herein described property to BILLY C. AUSTIN, as Trustee, to secure an indebtedness to GUARANTY FEDERAL SAVINGS AND LOAN ASSOCIATION, evidenced by a promissory Deed of Trust Note, dated even date of said Deed of Trust; and

WHEREAS, RESOLUTION TRUST CORPORATION was appointed receiver for GUARANTY FEDERAL SAVINGS AND LOAN ASSOCIATION; and

WHEREAS, by instrument dated August 19, 1991, of record in Book 8431, page 220, Register's Office for Davidson County, Tennessee, JULIAN W. BLACKSHEAR, JR. was appointed and substituted as Trustee in the place and stead of BILLY C. AUSTIN; and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Substitute Trustee, to foreclose on said property; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Deed of Trust, to sell said property at 12:00 O'clock Noon, on the 4th day of November, 1990, at the front door of the Courthouse, in Davidson County, Tennessee, for cash; and

WHEREAS, the sale was conducted on the date and at the time stated above and was sold subject to all restrictions of record, mortgages or liens and taxes; and

WHEREAS, the highest, last and best bid received was in the amount of SEVENTY-ONE THOUSAND SEVEN HUNDRED SEVENTEEN and 61/100 DOLLARS ($71,717.61), cash, said offer and bid having been made by RESOLUTION TRUST CORPORATION; and

NOW, THEREFORE, in consideration of said sum, I JULIAN W. BLACKSHEAR, JR., Substitute Trustee, having bargained and sold and by these presents do transfer and convey unto the said RESOLUTION TRUST CORPORATION, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

> Being Lot No. 85, Section 5 on the Plan of Valley Grove Subdivision, of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to David Lee Brown and wife, Wilma Elizabeth Brown, by deed from Guaranty Federal Savings & Loan Association, of record in Book 7481, page 126, said Register's Office.

This is improved property known as 4113 Woodway Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to the said RESOLUTION TRUST CORPORATION, its successors, heirs, and assigns, forever;

THIS CONVEYANCE is made by me as Trustee, but no further or otherwise, and said property is hereby conveyed subject to all unpaid taxes, mortgages, easements and restrictions of record.

WITNESS my hand this the 24th day of April, 1992.

JULIAN W. BLACKSHEAR, JR
Substitute Trustee

05360

IDENTIF. TREFERENCE

APR 28 12 45 PM '92

DAVIDSON COUNTY TN.

4730 04/28 0101 03CHECK

9.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, the within named JULIAN W. BLACKSHEAR, JR., Substitute Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seat at Nashville, Tennessee, this the 24th day of April, 1992.

Jacqueline Ann Wiggins
NOTARY PUBLIC

My commission Expires: My Commission Expires JAN. 27, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater is $71,717.61.

AFFIANT
JULIAN W. BLACKSHEAR
Substitute Trustee

Subscribed and sworn to before me, this 24th day of April, 1992.

Jacqueline Ann Wiggins
NOTARY PUBLIC

My commission expires: My Commission Expires JAN 27, 1996

SEND TAX BILLS TO NEW OWNER:

Jim Satter White, Vice Pres.
Foreclosure & Bankruptcy Dept.
WINDOVER FUNDING
7834 National Service Road
Air Park West
Greensboro, NC 27419-6903

MAP & PARCEL NUMBERS: 86-16-67
FIELD BOOK NUMBER: 4D13023