Box 38 JPS

BOOK 8666 PAGE 542

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
National Credit Union
Administration
c/o 6201 Centennial Blvd.
P. O. Box 90405
Nashville, TN 37209

Map and Parcel
43-2-65

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 9, 1991, to James R. Wells, Trustee, executed by Thomas D. Davis and wife, Marsha O. Davis, as same appears of record in Book 8276, page 848, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed James R. Wells, 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 8593, page 277, 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 June 4, 1992, and subsequent insertions appearing on June 11, 1992, and June 18, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 26, 1992, at 1:10 o'clock P.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 NATIONAL CREDIT UNION ADMINISTRATION, as Receiver for Auto Glass Employees Federal Credit Union at and for the sum of Fifty Five Thousand and No/100 ($55,000.00) 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 NATIONAL CREDIT UNION ADMINISTRATION, as Receiver for Auto Glass Employees Federal Credit Union, 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 NATIONAL

CREDIT UNION ADMINISTRATION, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Fairview Section Two, of record in Plan Book 3600, page 6, Register's Office for said County.

Said Lot No. 18 fronts 73 feet on the easterly margin of May Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Thomas D. Davis and wife, Marsha L. Davis by deed from Sam A. Bowman and wife, Virginia Nell Bowman of record in Book 5137, page 261, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being a portion of Reserved Parcel A on the plan of Fairview, Section 2, of record in Plat Book 3600, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin as the easternmost common corner of Lots 16 and 17 on the Plan of Fairview, Section 2; thence with the easterly line of Lot 17 and then Lot 18 North 21° 31' 00" West 145.82 feet to an iron pin set at the easternmost common corner of Lots 18 and 19 of said Subdivision; thence leaving said Lot North 68° 26' 57" West 97.88 feet to the point of beginning, containing 0.35 acres, more or less.

Being the same property conveyed to Thomas D. Davis and wife, Marsha L. Davis by deed from Hubert L. Baker and wife, Marilyn A. Baker of record in Book 5812, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 620 May Drive, Madison, 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 NATIONAL CREDIT UNION ADMINSTRATION, as Receiver for Auto Glass Employees Federal Credit Union, 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 30th day of June, 1992.

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 30th day of June, 1992.

Vicki A. Fox
NOTARY PUBLIC

My commission expires: 9-16-95

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 $55,000.00. (EXEMPT PER DEPARTMENT OF REVENUE)

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 30th day of June, 1992.

Vicki A. Fox
Notary Public

My commission expires: 9-16-95

244227

IDENTIF. REFERENCE

JUL 1 2 15 PM '92

DAVIDSON COUNTY TN.

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