Box 38

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):
National Credit Union Administration
6201 Centennial Blvd.
Nashville, TN 37209

BOOK 8690 PAGE 534

Map and Parcel
148-16-68

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 October 2, 1990, to James R. Wells, Trustee, executed by Jimmy Ray Grimes, as same appears of record in Book 8209, page 702, 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 Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8658, page 377, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, 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 July 2, 1992, and subsequent insertions appearing on July 9, 1992, and July 16, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 24, 1992, at 11:00 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 NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union at and for the sum of Twenty Eight Thousand Five Hundred and no/100 ($28,500.00) 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 Conservator for Auto Glass Employees Federal Credit Union, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union, 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 the 2nd, formerly 5th, Civil District of Davidson County, Tennessee near the town of Antioch, being known as a part of Lot No. 8 on the Map of the Subdivision of the S.H. Culbertson Lands, and described according to a copy of a

survey thereof made by Lewis D. Justice, Surveyor, December 6, 1946, as follows:

Beginning at a point in the southwest line of the right-of-way of the N.C. & St. L. Railroad, being in the margin of the railway running along the tracks of said railroad; (said roadway being wholly located within the bounds of said railroad right-of-way), said point being the southeast corner of the land recently conveyed to Albert M. Clark, Jr. by said Goodwin Heirs, by deed of record in Book 1414, page 108, Register's office for said County; thence along the margin of said roadway or alley, south 34 deg. 40 ' east 186.3 feet to a corner of the Goodwin Property, which is 337.2 feet from the center line of an alley running form the N.C. & St. L. Railroad to Antioch Pike; thence south 58 deg. 20' West 248.2 feet to the margin of a 13 foot alley; thence with the margin of said alley, North 55 deg. 30' West 73.7 feet; thence North 48 deg. 10' East 127 feet to a point; thence North 40 deg. 10 west 93.3 feet to Clark's southeast corner; thence with his line, North 47 deg. 40' east 160 feet to the beginning.

Being the same property conveyed to Jimmy Ray Grimes by deed from Peggy Grmes and husband, Walker Grimes, Jr., of record in Book 8209, page 698, Register's Office for Davidson County, Tennessee.

This is improved property known as 4849 Goodwin Drive, Antioch, 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 ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union, its successors and assigns, in fee simple forever. The said Jean P. Shearer, 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, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 31st day of July, 1992.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

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IDENTIF. T REFERENCE

JUL 31 3 58 PM '92

DAVIDSON COUNTY TN.

12.00

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, 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 31st day of July, 1992.

Vicki C. Jones
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 $28,500.00.

Jean P. Shearer
Affiant

Sworn to and subscribed before me,
this 31st day of July, 1992.

Vicki C. Jones
Notary Public

My commission expires: 9-16-95