SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 8th of December, 1988, JOHN R. MARABLE and wife, MARTHA MARABLE executed a certain Deed of Trust to W. P. BRYAN, Trustee, for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded at Book 7756, Page 946, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the Nashville Post Office Credit Union, the holder and the owner of the debt secured by said Deed of Trust, having for reasons satisfactory to itself, under the provisions of said Trust Deed, by instrument recorded in said Register's Office at Book 8048, Page 849, named and appointed the undersigned as Trustee in the place and stead of the said W. P. Bryan; and

WHEREAS, default was made in the payment of the debt and the obligation secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deeds, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Business Journal, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of August 3, 1992, August 10, 1992 and August 17, 1992, of said newspaper, said sale having been advertised for Wednesday, August 26, 1992 commencing at 12:00 noon, at the south door of the Courthouse, Nashville, Davidson County, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid of said property was then and there made by the Nashville Post Office Credit Union to-wit: a bid of FIFTY-FIVE THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS ($55,775.80) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Ronald E. Mills, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Nashville Post Office Credit Union the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 72 in the BELMONT LAND COMPANY'S PLAN of Lots, called BELMONT HEIGHTS, as of record in Book 421, page 24, said Register's Office; to which reference is hereby made.
>
> Said east half of said Lot No. 72 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.
>
> Being the same property conveyed to JOHN R. MARABLE and wife, MARTHA MARABLE, by deed from Christina Norris, Clerk and Master, of record in Book 7721, page 909, Register's Office for Davidson County, Tennessee.
>
> The street address of the Property is:
>
> 1512 Elmwood Avenue
> Nashville, Tennessee 37212

TO HAVE AND TO HOLD, unto the said Nashville Post Office Credit Union, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

Principal, Interest and Expenses:

Principal	$39,554.45
Interest	8,550.00
Delinquent Taxes and Insurance	1,732.88
Recording Substitution of Trustee	6.00
Court Costs	60.00
Advertising	522.00
Attorney Fee	5,350.47
Total:	$55,775.80
TOTAL BID	$55,775.80

Balance due from property owner for deficiency $ -0-

WITNESS the signature of the undersigned, Ronald E. Mills, Substitute Trustee, this the 27th day of August, 1992.

Ronald E. Mills
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 1992, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RONALD E. MILLS, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notarial seal at office the day and year above written.

Monica L. Walls
Notary Public

My Commission Expires: 7/24/93

NOTARY PUBLIC

PROPERTY ADDRESS:

1512 Elmwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:

Nashville Post Office Credit Union
P. O. Box 291232
Nashville, Tennessee 37229

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,775.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 27 day of August, 1992.

Notary Public

My Commission Expires: 7-27-96

THIS INSTRUMENT PREPARED BY:

BLACKBURN, LITTLE, SMITH & SLOBEY
First American Center
Suite 1275
Nashville, TN 37238
(615) 254-7770

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rem2\marable.deed

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REGISTER'S OFFICE REFERENCE

AUG 28 4 32 PM '92

DAVIDSON COUNTY, TN

040 08/28 0101 03CHECK 12.00