Prepared by:
Mark A. Ellmore, Attorney
388 Harding Place, Suite C
Nashville, TN 37211

#33

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 19th day of October, 1983, Terry L. Armstrong and wife, Lisa Kay Armstrong, executed a certain Deed of Trust to Cleland W. Smith, Jr., Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 6160, page 46, Register's Office for Davidson County, Tennessee; and

WHEREAS, Electric Service 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 in Book 8707, page 407, named and appointed the undersigned as Trustee in the place and stead of the said Cleland W. Smith, Jr.; and

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

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of August 27, 1992; September 3, 1992; and September 10, 1992; of said newspaper, said sale having been advertised for Monday, September 21, 1992 at 10:00 A.M., at the front 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 Electric Service Credit Union, to-wit a bid of Sixty Thousand Five Hundred Twenty Nine and 55/100 Dollars ($60,529.55) 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, Mark A. Ellmore, Jr., as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Electric Service 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 Lot No. 140 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 140 fronts 60.5 feet on the southwesterly side of Baltic Drive and extends back between lines 134.7 feet on the northwesterly line and 156.2 feet on the southeasterly line to a

dead line in the rear on which it measures 63.05 feet.

Being the same property conveyed to Charles D. Armstrong and wife, Betty L. Armstrong by deed from George M. Slater, Jr. of record in Book 4476, page 199, Register's Office for Davidson County, Tennessee.

This is improved known as: 6004 Baltic Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD, unto the said Electric Service Credit Union, its successors and/or 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 Deed of Trust, and not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Mark A. Ellmore, Substitute Trustee

Substitute Trustee, Mark A. Ellmore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of September, 1992, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., 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 fee act and deed.

WITNESS my hand and official this 21st day of September, 1992 at Nashville, Tennessee.

Lynda Kay Jones

Notary Public

Commission Expires: 7/23/94

Address of New Owner

Electric Service Credit Union
Church at 13th
Nashville, TN 37203

Send Tax Bills To: SAME

Map, Parcel
86-1-28

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 $60,529.55, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A. Ellmore

Affiant

Subscribed and sworn to before me this 21st day of September, 1992.

Lynda Kay Jones

Notary Public

Commission Expires:

7/23/94

48483

IDENTIFICATION REFERENCE

SEP 24 1 07 PM '92

Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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