38 JPS

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 Admin.
6201 Centennial Boulevard
Nashville, TN 37209

BOOK 8755 PAGE 198

Map and Parcel
90-16-104

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 February 5, 1987, to Ray H. Bass, Trustee, executed by Donald G. Swanson, as same appears of record in Book 7128, page 945, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ray H. Bass, 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 8726, page 308, 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 September 17, 1992, and subsequent insertions appearing on September 24, 1992, and October 1, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 9, 1992, at 11:10 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 Forty Six Thousand Eight Hundred and No/100 ($46,800.00) 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 Davidson County, Tennessee, being Lot No. 119 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for said County.

Said Lot No. 119 fronts 75 feet on the southwesterly side of Westboro Drive and runs back to a dead line in the rear on which it measures 58.2 feet.

Being the same property conveyed to Donald G. Swanson, unmarried, by deed from W. E. Dixon and wife, Rosa J. Dixon of record in Book 7128, page 942, Register's Office for Davidson County, Tennessee.

This is improved property known as 607 Westboro Drive, Nashville, 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 9th day of October, 1992.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

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 9th day of October, 1992.

Viola A. Jones
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $46,800.00.

Affiant

Sworn to and subscribed before me,
this 9th day of October, 1992.

Notary Public

My commission expires: 9-11-95

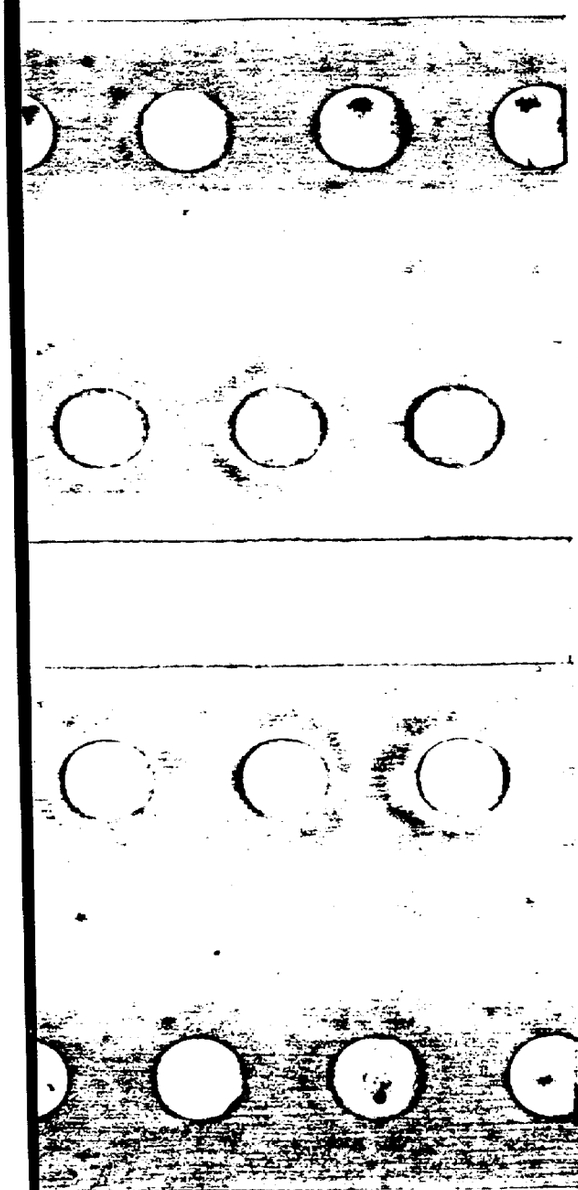
186.16

54241

FEE $ 13.00 REFERENCE

OCT 12 3 03 PM '92

5:MJP1009929.jp



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8755 PAGE 201

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46800.00
CON TX 173.16
PRFEE 1.00
WDEED 12.00
TOTAL 186.16
CHECK 186.16

10/12/92 01 15:34 0001 0015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 2 4 1

IDENTIFI REFERENCE

OCT 12 3 33 PM '92

DAVIDSON COUNTY, TN

No. 579523