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 Blvd.
Nashville, TN 37209

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Map and Parcel
119-14-A-132.00

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 April 11, 1990, executed by Danny Perry, as same appears of record in Book 8092, page 304, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness 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 8709, page 362, 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 November 5, 1992, and subsequent insertions appearing on November 12, 1992, and November 19, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on December 3, 1992, at 11:05 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 Thirty Seven Thousand One Hundred Sixty Eight and 21/100 ($37,168.21) 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 Unit 132 as shown on Site Plan of Kingswood Condominiums of record in Plat Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed as amended establishing Kingswood Condominiums of record in Book 6058, page 320,

[redacted] [redacted]

Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Danny R. Perry and Jerome Perry by deed of record in Book 6959, page 28, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8092, page 302, Jerome Perry conveyed all of his interest in said property to Danny R. Perry.

This is improved property known as 2929 Selena Drive, Unit J-132, 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 3rd day of December, 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 3rd day of December, 1992.

Vicki A Jones
NOTARY PUBLIC

My commission expires: 9-16-95

[redacted]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $37,168.21.

Joan P. Shearer
Affiant

Sworn to and subscribed before me,
this 3rd day of December, 1992.

Vicki C. Jones
Notary Public

My commission expires: 9-16-95

7.1024

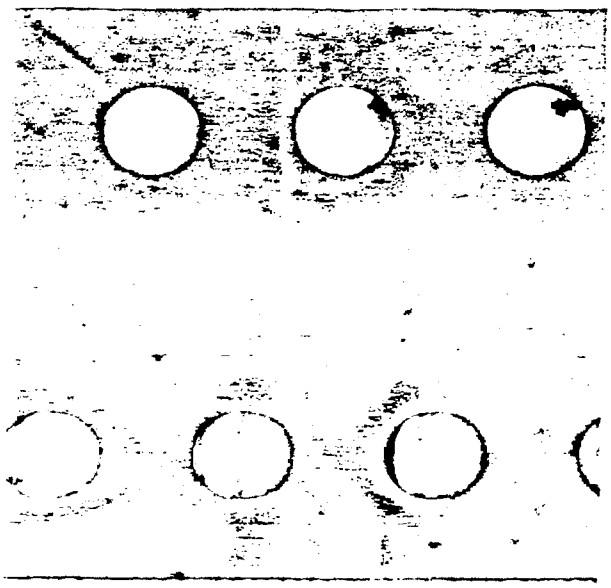
IDENTIFICATION REFERENCE

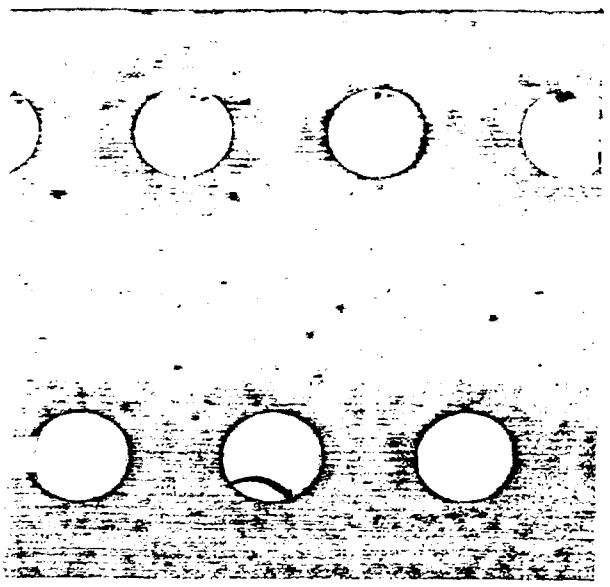
Dec 4 3 41 PM '92

[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN

8614 12/04 01:01 03CHECK 150-64

5:MJP1203925.jp





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	37168.21
			CON TX	137.64
			PRFEE	1.00
			WDEED	12.00
			TOTAL	150.64
			CHECK	150.64
12/04/92	01	15:39	0001	8614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.10.24.

IDENTIFT REFERENCE

Dec 4 3 41 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 597862

[redacted] [redacted]