This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:
Resolution Trust Corporation
Colony Square, Building 100
Suite 2300, Box 68
Atlanta, Georgia 30361

Send Tax Bills To:
Same

Map & Parcel No.
59-6-63

BOOK 8809 PAGE 509

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 29, 1988, executed by Ralph E. Armstrong and wife, Trena E. Armstrong, to TFM, Inc., TRUSTEE, which is recorded in Book 7619, page 709, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Note and Deed of Trust were assigned to First Interstate Mortgage Company, a California Corporation, by Assignment of record in Book 7847, Page 738, as re-recorded in Book 7872, Page 72, Register's Office for Davidson County, Tennessee, to which reference is herein made; and

WHEREAS, the Note and Deed of Trust were assigend to Southeastern Federal Savings Bank, by Assignment, to which reference is herein made; and

WHEREAS, effective November 16, 1990 the Office of Thrift Supervision ("OTS") Department of the Treasury, by Order Number 90-1999, appointed the Resolution Trust Corporation ("RTC") as Receiver for Southeastern Savings Bank, Inc., and

WHEREAS, effective November 16, 1990 the OTS by Order Number 90-2000 authorized the creation of and issued a charter for a new insured depository institution named Southeastern Federal Savings Bank, and the assets of Southeastern Savings Bank, Inc. were transferred to Southeastern Federal Savings Bank, and

WHEREAS, effective November 16, 1990 the OTS by Order Number 90-2001 appointed the RTC as Conservator for Southeastern Federal Savings Bank, and

WHEREAS, effective November 16, 1990, pursuant to the aforesaid Orders, Number 90-1999, 90-2000, and 90-2001 which are incorporated herein by reference, and by operation of of law pursuant to 12 U.S.C. 1821 (d) (2) (A) and 12 U.S.C. 1441a(b) (4), the RTC as Conservator for Southeastern Federal Savings Bank succeeded to all right, title and privilege in the property more particularly described in the above Deed of Trust.

WHEREAS, effective September 20, 1991 the OTS by Order Number 91-575 replaced the RTC as Conservator for Southeastern Federal Savings Bank with the RTC as Receiver for Southeastern Federal Savings Bank, and

WHEREAS, pursuant to the aforesaid Order, Number 91-575 which is incorporated herein by reference, and by operation of of law pursuant to 12 U.S.C. 1821 (d) (2) (A) and

12 U.S.C. 1441a(b) (4), the RTC as Conservator for Southeastern Federal Savings Bank succeeded to all right, title and privilege in the property more particularly described in the above Deed of Trust.

WHEREAS, Resolution Trust Corporation as Receiver for Southeastern Federal Savings Bank, the owner and holder of the indebtedness secured by said Deed of Trust, replaced said Trustee by naming Richard Manson, as Substitute Trustee, by an instrument of record in Book 8670, Page 932, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, by giving twenty one (21) days notice by three (3) successive weekly publishing appearing in The Nashville Record, a newspaper publishing and circulated in Davidson County, Tennessee advertising that said property would be sold at 10:00 a.m., prevailing time, on August 29, 1992 at the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, on August 29, 1992 at 10:00 a.m., at the front door of the Davidson County Courthouse, Nashville, Tennessee, it was announced that the sale of said property would be postponed until 10:00 a.m, prevailing time, on September 30, 1992, to be knocked off and sold to the highest, best and last bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; and

WHEREAS, I, Richard Manson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of THIRTY NINE THOUSAND NINE HUNDRED SIXTY-NINE AND 53/100 DOLLARS ($39,969.53) by RESOLUTION TRUST CORPORATION AS RECEIVER FOR SOUTHEASTERN FEDERAL SAVINGS BANK hereinafter referred to as the "Grantee" and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of THIRTY NINE THOUSAND NINE HUNDRED SIXTY-NINE AND 53/100 DOLLARS ($39,969.53) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Ewing Valley, Section 2, of record in Book 4300, Page 184, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING part of the same property conveyed to Ralph E. Armstrong and wife, Trena E. Armstrong by Deed from Myriad Service, Inc., of record in Book 7619, page 706, Register's Office of Davidson County, Tennessee.

Said property is known as 712 Roman Drive, Nashville, Tennessee 37027.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to the rights of the United States to redeem land and/or is subject to the right of the State of Tennessee to redeem the land. Any notices and responses to the United States and/or the State of Tennessee, if any, shall be attached to this deed as exhibit(s). This sale is also subject to any matter that an accurate survey of the premises might disclose.

This the 4th day of October, 1992.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 1992.

Notary Public

My Commission Expires: 3/31/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$39,969.53.

Affiant

Subscribed and sworn to before me on this 4th day of October, 1992.

Notary Public

My Commission Expires: 3/26/94

sefeds:armstrong.td

7.2240

IDENTIFICATION REFERENCE

Dec 9 2 00 PM '92

DAVIDSON COUNTY, TN

0006 12/09 0101 03CHECK 16.00