Box 38

BOOK 9340 PAGE 606

This Instrument Prepared By:
Alexander S. Fuqua, Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Resolution Trust Corporation
225 Peachtree Street, N.E.
Atlanta, GA 30303

Map and Parcel
149-164

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 July 27, 1987, to Glenn L. Lawrence, Trustee, executed by Burch Anderson, Jr. and wife, Carole Anderson, as same appears of record in Book 7308, page 977, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Glenn L. Lawrence as Trustee under said Deed of Trust and has nominated and appointed Alexander S. Fuqua as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9273, page 690, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Alexander S. Fuqua, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he 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 March 24, 1994, and subsequent insertions appearing on March 31, 1994, and April 7, 1994, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 18, 1994, at 11:00 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 Resolution Trust Corporation, in its capacity as Receiver for Metropolitan Federal Savings and Loan Association, F.A. at and for the sum of Two Hundred Fifty Thousand and No/100 ($250,000.00) 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 Resolution Trust Corporation, in its capacity as Receiver for Metropolitan Federal Savings and Loan Association, F.A. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Alexander S. Fuqua, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said

Resolution Trust Corporation, in its capacity as Receiver for Metropolitan Federal Savings and Loan Association, F.A., 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 the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Joseph C. McConnell, Surveyor, dated August 1, 1981, as follows:
>
> Beginning at a point in the southerly margin of Murfreesboro Road at the northeasterly corner of the property conveyed to Joe H. Blackwell, et ux., of record in Book 5392, page 333, said Register's Office; thence running with the margin of Murfreesboro Road South 46° 04′ 59″ East 100.0 feet to a point; thence leaving said road South 44° 22′ 11″ West 181.54 feet to a point; thence north 46° 08′ 58″ West 103.0 feet to a point; thence North 45° 18′ 55″ East 181.71 feet to the point of beginning containing 0.423 acres, more or less.
>
> Being the same property conveyed to Burch Anderson, Jr. by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 5659, page 50, Register's Office for said County.

This is improved property known as 2717 Murfreesboro Road, 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 Resolution Trust Corporation, in its capacity as Receiver for Metropolitan Federal Savings and Loan Association, F.A., its successors and assigns, in fee simple forever. The said Alexander S. Fuqua, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Alexander S. Fuqua, as Substitute Trustee, has executed this instrument on the 10th day of May, 1994.

ALEXANDER S. FUQUA
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander S. Fuqua, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 10th day of May, 1994.

Vicki A Jones
NOTARY PUBLIC

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 $250,000.00

Alex S Fuqua
Affiant

Sworn to and subscribed before me, this 10th day of May, 1994.

Vicki A. Jones
Notary Public

My commission expires: 9-16-95

4460 05/10 0101 03CHECK 12.00

48591
IDENTIFICATION REFERENCE

94 MAY 10 PM 3:01
TELLA REGISTER
DAVIDSON COUNTY, TN.