Box 17

BOOK 9387 PAGE 715

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Map 71-11
Parcel 58

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: Sterling Bank & Trust

WHEREAS, by Deed of Trust executed May 1, 1984, and recorded in Book 6290, page 275, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Arthur L. Jackson and wife, Deloris A. Jackson (Mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Sterling Bank & Trust is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 9078, page 955, Register's Office of said County; and

WHEREAS, Sterling Bank & Trust did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 9087, page 14, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Tuesday, June 21, 1994, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Sterling Bank & Trust was the highest and best bidder for cash, said bid being in the amount of $47,146.38 ;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Sterling Bank & Trust, its successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being a part of the Old George Scrugg's Tract of land, and more particularly bounded and described as follows:
>
> Beginning in the center of Meridian Street or Trinity Road, at the southeast corner of the A. L. Rawls Tract; running thence westwardly 300 feet, more or less, with Rawls south line to the northeast corner of the lot of land conveyed by Overall to C. W. Dews and wife, by deed of record in Book 533, page 156, Register's Office for said County; thence with said Dews East line southerly 50 feet to a point, being the southwest corner of this lot herein conveyed, and the northwest corner of another lot owned by Cora F. Shane; thence eastwardly parallel with the South line of the Rawls tract 300 feet, more or less, to a point in the center of Meridian Street; thence with the center of said street 50 feet to the beginning.
>
> Being part of the same property conveyed to Allene Jordan by deed from Arthur Jackson of record in Book 8533, page 67, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 21st day of June, 1994, by subscribing hereto my official signature.

C. EDWARD COOMER

Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 21st day of June, 1994, at Nashville, Tennessee.

My Commission Expires:

5-24-97

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,146.38 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of June, 1994, at Nashville, Tennessee.

My Commission Expires:

5-24-97

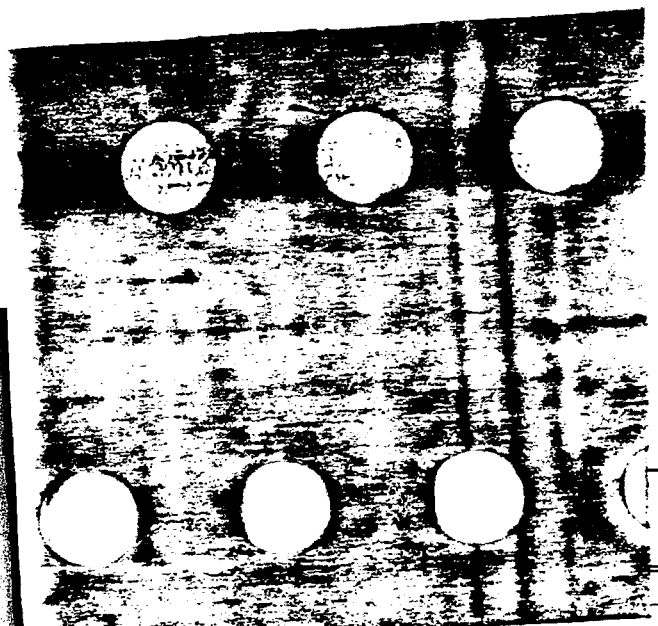
NOTARY PUBLIC

NEW OWNER:
SEND TAX BILLS TO: Sterling Bank & Trust
Suite 1700
Oakland Towne Square
One Towne Square
Southfield, MI 48076

64501
IDENTIF. ↑ REFERENCE

94 JUN 24 AM 10:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9838 06/24 0101 03CHECK 187.27



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

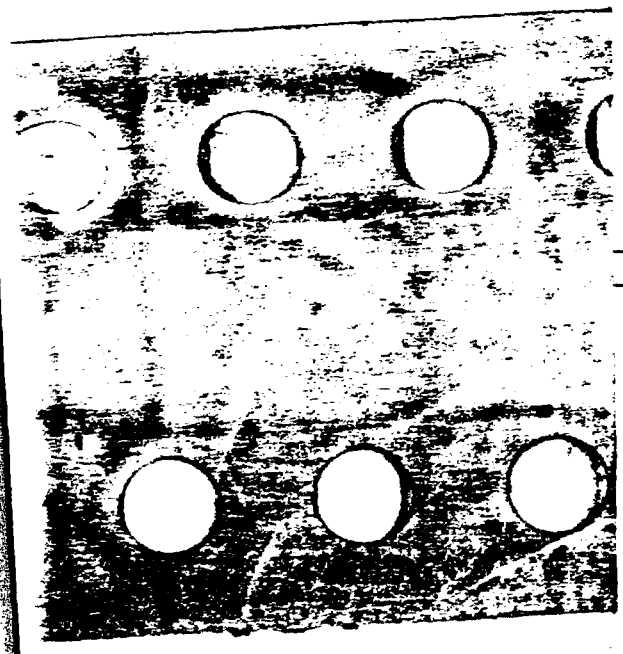
RECEIVED OF _____

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	47146.38
			CON TX	174.27
			PRFEE	1.00
			WDEED	12.00
			TOTAL	187.27
			CHECK	187.27
06/24/94	01		10:54 0001	9838



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64501
IDENTIF. & REFERENCE

94 JUN 24 AM 10: 54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806542