OFFICIAL RECEIPT

#31.86

This instrument prepared by:

Robert N. Buchanan, III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5912 PAGE 580

Address New Owner(s) as Follows:
FIRST TENNESSEE BANK
N.A. NASHVILLE
300 DEADERICK
P.O. BOX 3350
NASHVILLE, TENNESSEE
37219

Send Tax Bills To:
(SAME AS OWNER)

Map Parcel No.:
43-13A(87)

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 25th day of June, 1982, by and between Robert N. Buchanan, III, Substitute Trustee, hereinafter called "Substitute Trustee" and First Tennessee Bank N.A. Nashville, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 24th day of January, 1979, of record in Book 5389, page 803, Register's Office for Davidson County, Tennessee, Donald M. Matthys and wife, Lynda S. Matthys conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, to secure payment to Central Tennessee Investment Company, Inc. of a Note dated January 24, 1979, in the original principal amount of Seven Thousand Four Hundred Seventy-Five and 00/100 Dollars ($7,475.00); and

WHEREAS, Stephen C. Baker was unable to serve as such Trustee and the lawful holder of the Note, Central Tennessee Investment Company, Inc. appointed Robert N. Buchanan, III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5886, page 119, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and twenty-one (21) days notice was given of such default to First Tennessee Bank N.A. Nashville and Starling Davis Crabtree, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the The Nashville Record that the property would be sold at 12:00 o'clock noon on Friday, June 25, 1982, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 3, June 10, and June 17, 1982, and sent a

copy of such notice to all parties liable on the Note and the fee owner and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to First Tennessee Bank N.A. Nashville, at the price of Eight Thousand Five Hundred Fifty-Four and 74/100 Dollars ($8,554.74), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan, III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Eight Thousand Five Hundred Fifty-Four and 74/100 Dollars ($8,554.74), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto First Tennessee Bank N.A. Nashville as "Grantee", its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Unit 7-7 Robin Hood Condominiums of record in Book 5200, page 124, Register's Office for said County.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto First Tennessee Bank N.A. Nashville, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Robert N. Buchanan, III, as Trustee, does hereby transfer, assign and set over to the Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert N. Buchanan, III

Robert N. Buchanan, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BECKY E. WAGGONER, a Notary Public of the State and County aforesaid, personally appeared Robert N. Buchanan, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of JUNE, 1982.

Becky E. Waggoner

Notary Public

My commission expires:

7/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Eight Thousand Five Hundred Fifty-Four and 74/100 Dollars ($8,554.74),

Diane Dunnebacke

Affiant

Subscribed and sworn to before me this the 19 day of July, 1982.

Rose Moore

Notary Public

My commission expires:

4-22-84

H 0 3 11 9

IDENTIF. REFERENCE

Jul 19 1 59 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

R3/10

RNB/6-28-82

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

RECEIVED OF _____

BOOK 5912 PAGE 583

FOR _____

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
			8554.74- CO	
			22.36 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	31.86-
		8677A07/19/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 3 0 9

IDENTIF. REFERENCE

JUL 19 1 59 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892199