This instrument prepared by:
Julian L. Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6749 PAGE 37

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank in Nashville 201 Fourth Ave. North Nashville, Tennessee 37244	Same	150-2-134 150-2-135 150-2-136 150-2-137

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 27th day of December, 1985, by and between Julian L. Bibb, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and THIRD NATIONAL BANK IN NASHVILLE.

WHEREAS, by Deed of Trust dated the 4th day of January, 1985, of record in Book 6469, page 559, Register's Office for Davidson County, Tennessee, Zoltan J. Bokor conveyed to Thomas P. Kanaday, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated January 4, 1985, in the original principal amount of One Hundred Thousand Dollars ($100,000); and

WHEREAS, by Modification and Extension Agreement dated the 22nd day of February, 1985 of record in Book 6501, page 480, Register's Office for Davidson County, Tennessee, the herein described real estate, to secure payment to Third National Bank in Nashville of a Note dated February 22, 1985 in the original principal amount of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00); and

WHEREAS, by Modification and Extension Agreement dated the 15th day of April, 1985 of record in Book 6534, page 21, Register's Office for Davidson County, Tennessee, the herein described real estate, to secure payment to Third National Bank in Nashville of a Note dated April 15, 1985 in the original principal amount of Two Hundred Eighty-Six Thousand and 00/100 Dollars ($286,000.00); and

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DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE
6471-0

WHEREAS, Thomas P. Kanaday, Jr. was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6721, page 811, 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 notice was given of such default to Zoltan J. Bokor, in the manner required by the terms of said Deed of Trust, but 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 Nashville Record that the property would be sold at 11:00 A.M. o'clock on December 27, 1985, at the South door of the Davidson County, Tennessee, such advertisement appearing in said paper on December 5th, December 12th, and December 19th, 1985, and sent a copy of such notice to Zoltan J. Bokor 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 THIRD NATIONAL BANK IN NASHVILLE, at the price of Three Hundred Four Thousand One Hundred Twelve and 04/100 Dollars ($304,112.04), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Three Hundred Four Thousand One Hundred Twelve and 04/100 Dollars ($304,112.04), to me in hand paid, the receipt of which

is hereby acknowledged, by these presents do transfer and convey unto THIRD NATIONAL BANK IN NASHVILLE, 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:

> Lots 12, 13, .14 and 15 on the Plan of Harbor Gate Subdivision, Section One, Revised, of record in Book 5200, page 712, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Borrower by deed from Hoboco, Inc., Trustee of record in Book 6467, page 685, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of redemption, homestead, dower and other rights or exemptions or marital rights waived in the deed of trust as provided in, but only to the extent provided in, said Deed of Trust.

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) Rights or claims of parties in possession.

(7) 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.

Julian L. Bibb,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne M. Mankin, a Notary Public of the State and County aforesaid, personally appeared JULIAN L. BIBB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 27th day of December, 1985.

Suzanne M. Mankin
Notary Public

My commission expires: Sept. 9, 1989

NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Three Hundred Four Thousand One Hundred Twelve and 04/100 Dollars ($304,112.04).

Dina Beisler

Subscribed and sworn to before me this the 27th day of December, 1985.

Suzanne M. Mankin
Notary Public

My commission expires: Sept. 9, 1989

NOTARY PUBLIC TN

0499B/12-27-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			304112.[illegible]	[illegible]
			790.66	[illegible]
			.80	[illegible]
			12.00	[illegible]
			[illegible]	803.16
			0937A12/30/85 3[illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6471-0

IDENTIFT REFERENCE

DEC 30 1 30 PM '85

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 205811