This instrument prepared by:
Robert N. Buchanan, III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:	Mortgagee:	Map Parcel No.:
Advent Properties 201 Summitview Dr. Brentwood, TN 37027	First American National Bank Commerce Union Bank Security Federal Savings and Loan Association of Nashville	Map 171, Parcel 138

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into as of the 14th day of November, 1986, by and between Robert N. Buchanan, III, Trustee (hereinafter referred to as "Trustee"), and Advent Properties, Inc., a Tennessee corporation.

WHEREAS, by Deed of Trust dated the 31st day of January, 1986, of record in Book 6784, page 785, Register's Office for Davidson County, Tennessee, and in Book 576, page 372, Register's Office for Williamson County, Tennessee, Robert N. Buchanan, III, Trustee conveyed to J. R. McConnell, Trustee the hereinafter described real estate, to secure payment to Advent Properties, Inc. of a Note dated January 31, 1986, in the original principal amount of Five Million Thirty Four Thousand Eight Hundred Fifty Five Dollars and 30/100 ($5,034,855.30); 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 J. R. McConnell, Trustee, 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 Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on

November 14, 1986 at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 23, October 30 and November 6, 1986, and following such notice the default was not cured; and

WHEREAS, the 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 Advent Properties, Inc., at the price of One Thousand and no/100 Dollars ($1,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan, III, Trustee as aforesaid, in consideration of the premises and the sum of One Thousand and no/100 Dollars ($1,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Advent Properties, Inc., 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 and Williamson Counties, Tennessee, and more particularly described as follows, to wit:

> a 26.08 acre parcel being all of Lot 3 and part of Lot 1 on the Plan of The Summit of record in Book 6250, page 775, Register's Office for Davidson County, Tennessee more fully described on Exhibit A.

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 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 priority 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.

(9) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

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

Robert N. Buchanan, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, Notary Public of said State and County, Robert N. Buchanan, III, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of March, 1987.

_____
Notary Public

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Thousand Dollars ($1,000.00).

Robert U. Buchanan III
Affiant

Subscribed and sworn to before me this the 27th day of March, 1987.

Tamara W. Fogarty
Notary Public

My commission expires: 1-19-88

2993R/3-2-87

100112

IDENTIFICATION REFERENCE

APR 1 10 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

10[illegible].0- CAMT.
2.00 CSTAX
.50 PRFEE
12.00 WDT D
. CHECK 15.30-
09/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10012

IDENTIFICATION REFERENCE

APR 1 10 18 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63858