Phimphachang F-6167
80-8-414

Box 22

BOOK 7427 PAGE 154

NO MORTGAGEE

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Sovran Bank, f.k.a. Commerce Union Bank
P. O. Box 121999
Nashville, Tennessee 37212-1999

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 9th day of May, 1980, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by Syfong Phimphachann, unmarried, and Sengkham Phimphachann, unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $34,400.00, principal and interest at 13% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5600, page 675, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 7370, page 540, in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: October 29, November 5, and November 12, 1987, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Monday, December 14, 1987, at 11:40 A.M., at the south door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time SOVRAN BANK, F.K.A. COMMERCE UNION BANK, P. O. Box 121999, Nashville, Tennessee 37212-1999, submitted the highest and best bid in the amount of $40,877.17.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to SOVRAN BANK, F.K.A. COMMERCE UNION BANK, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 553 on the revised Plan of Bordeaux Hills, Section 6A, as of record in Book 5060, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 553, being a corner lot, fronts 53.71 feet on the northeasterly margin of Panorama Drive and fronts 77 feet on the northerly margin of County Hospital Road, said frontages being joined by a curve measuring 39.27 feet. The northeasterly line of said Lot No. 553 extends back 90 feet and intersects the westerly line which measures 105.53 feet thereon.

BEING the same property conveyed to Syfong Phimphachann, unmarried , and Syfong Phimphachann, unmarried, by deed from Jackson Williams Construction Co., Inc. of record in Book 5600, page 672, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to SOVRAN BANK, F.K.A. COMMERCE UNION BANK, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 14th day of December, 1987.

I. DYKE TATUM, Substitute Trustee

9 0 8 6 8

IDENTIFICATION REFERENCE

DEC 16 10 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9211 12/16 0101 03CHECK 121.02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. Dyke Tatum, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 14th day of December, 1987.

Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,877.17.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 1987.

Notary Public

My Commission Expires: 9-11-90

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7427 PAGE 156

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 40877.17
				CON TX 114.52
				PRFEE 0.50
				MDEED 6.00
				TOTAL 121.02
				CHECK 121.02
12/16/87	01			10:47 0001 0211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.0 8.6.8.

IDENTIFICATION REFERENCE

Dec 16 10 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45424