Box 22

Landgren
150-3-324

BOOK 7496 PAGE 63

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/ Central South, f/k/a
Commerce Union Bank
P. O. Box 121999
Nashville, Tennessee 37212-1999

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of September, 1986, J. R. Cannon was named Trustee in a Deed of Trust of even date executed by Wayne R. Landgren and wife, Joanna C. Landgren, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $64,050.00, principal and interest at 9.5% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 6982, page 83, 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 538, 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 11:35 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/CENTRAL SOUTH, f/k/a Commerce Union Bank, P. O. Box 121999, Nashville, Tennessee 37212-1999, submitted the highest and best bid in the amount of $71,998.73.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to SOVRAN BANK/CENTRAL SOUTH, 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. 94B Zone Lot Division, Lots 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, page 766, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94B fronts 60.52 feet on the northeasterly margin of Sheana Way and extends back 87.17 feet on the northerly line and 94.51 feet on the southerly line to a dead line in the rear measuring 58.44 feet thereon.

BEING the same property conveyed to Wayne R. Landgren and wife, Jo Ann C. Landgren by deed from Philhall Corporation of record in Book 6982, page 80, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to SOVRAN BANK/CENTRAL SOUTH, 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

14453

IDENTIFICATION REFERENCE

MAR 22 8 30 AM '88

HARRIET WILSON REGISTER
DAVIDSON COUNTY, TN

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.

Tammy L Davis
Notary Public

My Commission Expires: 9-11-90

TAMMY L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $71,998.73.

Affiant

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

Tammy L Davis
Notary Public

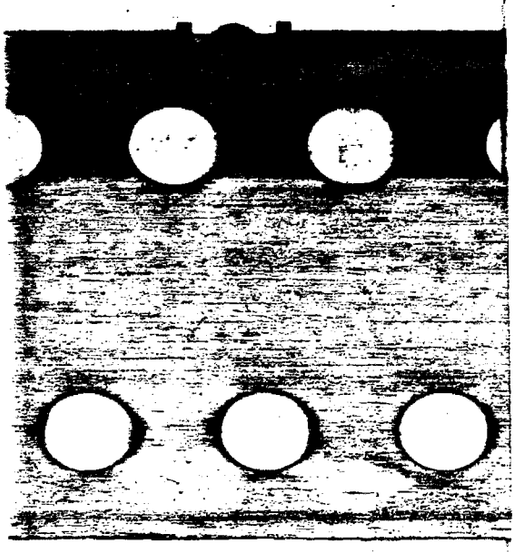
My Commission Expires: 9-11-90

TAMMY L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY

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 _____

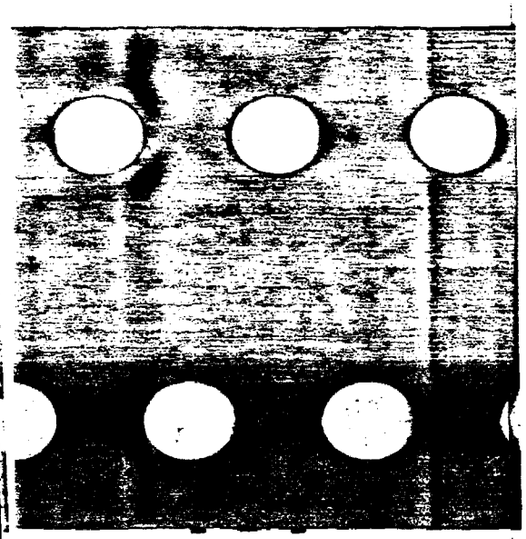
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 71998.73
CON TX 201.60
PRFEE 0.50
WDEED 6.00
TOTAL 208.10
CHECK 208.10

03/22/88 01 08:34 0001 8103



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14453

IDENTIFICATION REFERENCE

MAR 22 8 30 AM '88

FELIX Z WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 72692