Box 38 MJP

BOOK 7677 PAGE 507

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, L&C Tower
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

Map 148-14
Parcel 241

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated October 14, 1983, to Michael L. Padilino, Trustee, executed by Elaine W. Bright, unmarried, as same appears of record in Book 6159, page 489, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Michael L. Padilino, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7644, page 285, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on September 15, 1988, and subsequent insertions appearing on September 22, 1988, and September 29, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 11, 1988, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Sovran Mortgage Corporation at and for the sum of Forty-Three Thousand One Hundred Twenty-One and 93/100 ($43,121.93) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Sovran Mortgage Corporation, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Sovran Mortgage Corporation, its successors and assigns, in fee simple

forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 87B on the Plan of Haywood Forest, Section Three, as of record in Book 5800, page 285, Register's Office for Davidson County, Tennesssee, being described as follows:
>
> BEGINNING at a point in the northerly boundary of Gillespie Drive, said point being on the common boundary of Lots 87 and 88, Haywood Forest, Section Three, Revision of Lots 87-92; thence North 41° 20' 39" West 124.43 feet to a point; thence South 50° 51' 58" West 17.44 feet to a point; thence South 8° 25' 56" East 80.92 feet to a point; thence South 35° 25' 31" East 25.99 feet to a point; thence, around a curve following the northerly boundary of Gillespie Drive 20.32 feet in a southeasterly direction to a point; thence around another curve in a southeasterly direction 29.40 feet to a point; thence North 48° 39' 21" East 29.30 feet to the point of beginning.
>
> Being the same property conveyed to Deborah T. Smith, unmarried by deed from Elaine W. Bright, unmarried of record in Book 7378, page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as 4861 Gillespie Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Sovran Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 12th day of October, 1988.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of October, 1988.

Betty L. Morris
NOTARY PUBLIC

My commission expires: 1-21-1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $43,121.93.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 12th day of October, 1988.

Betty L. Morris
Notary Public

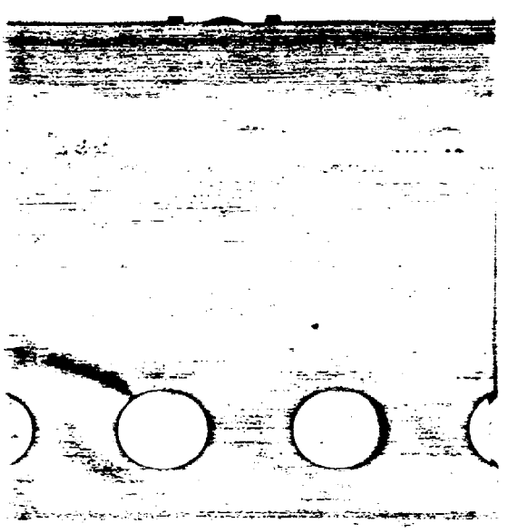
My commission expires: 1-21-1990

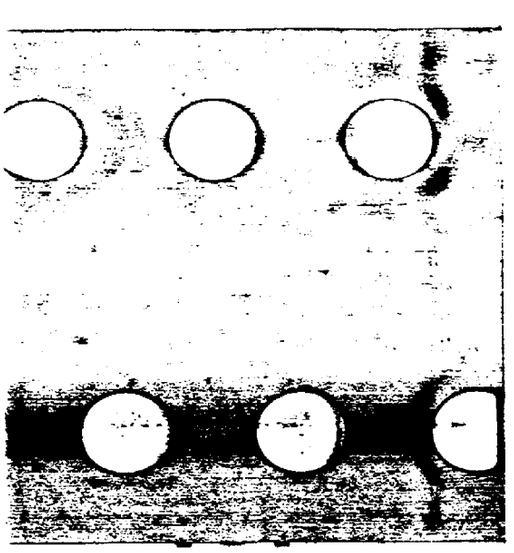
6847 10/14 0101 03CHECK 151.73

76107

Oct 14 10 22 AM '88

MJP1012881





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7677 PAGE 510

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	43121.93
CON TX	142.23
PRFEE	0.50
WDEED	9.00
TOTAL	151.73
CHECK	151.73

10/14/88 01 10:27 0001 6847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6107

OCT 14 10 23 AM

No. 143639