This Instrument Prepared By:
Baker, Worthington, Crossley,
Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Central South	Same	145-3-76
One Commerce Place		
Nashville, TN 37219		

1349 12/27 0101 03CHECK 342.90

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated March 25, 1983, executed by Charles Carter Baker, Jr. and wife, Sally H. Baker, to Stephen C. Baker, Trustee, which is recorded in Book 6035, page 689, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sovran Bank/Central South, formerly Commerce Union Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6035, page 689, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7698, page 328, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Tuesday, December 27, 1988, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Thousand Nine Hundred Sixty-Seven and 69/100---------- Dollars ($ 100,967.69----------) by Sovran Bank/Central South (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------- One Hundred Thousand Nine Hundred Sixty-Seven and 69/100---------- Dollars ($ 100,967.69----------) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A tract of land in the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot 2, described according to the amended subdivision of the C.C. Baker property of record in Plat Book 4300, page 124, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 deg. 6 min. west 254.37 feet to a point; thence south 90 deg. east 25 feet to a point on the east side of Tyne Boulevard; thence south 33 deg. 54 min. east 77.45 feet to a point; thence south 67 deg. 54 min. east 260 feet to a point; thence north 0 deg. 14 min. east 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 Subdivision being the former Dr. Anderson's line; thence with said line north 86 deg. 18 min. west 176.25 feet more or less to a point; thence south 18 deg. 6 min. west 6.87 feet to a point; thence north 71 deg. 54 min. west 15 feet to a point on the east side of Tyne Boulevard; thence north 90 deg. west 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Charles Carter Baker, Jr. and wife, Sally H. Baker, by deed from Charles C. Baker and wife, Ruth Robertson Baker, of record in Book 4793, page 891, Register's Office for Davidson County, Tennessee.

Said property is known as 1391 Tyne Boulevard, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 27th day of December, 1988.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, Substitute Trustee, the within named bargainor(s), 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 Nashville, Tennessee, this 27th day of December, 1988.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,967.69 .

Affiant

Subscribed and sworn bo before me on this 27th day of December, 1988.

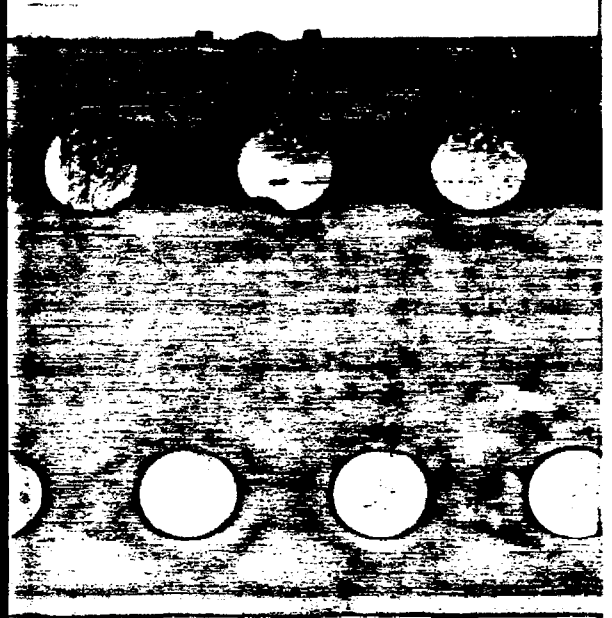
Renee D. Gentry
Notary Public

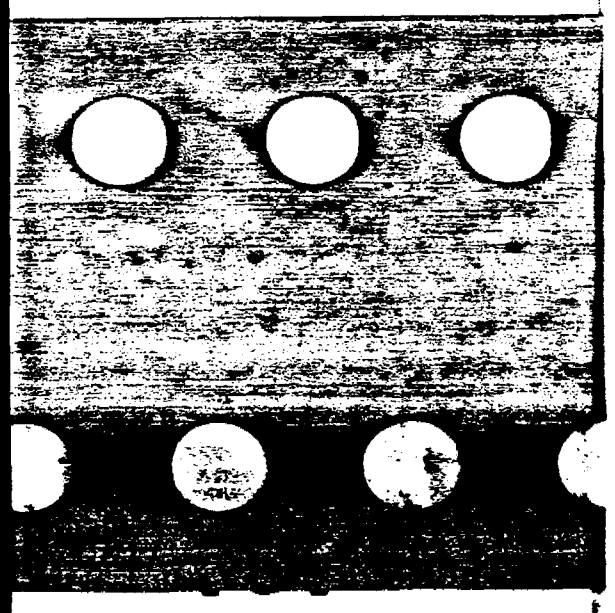
RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

9 6 7 4 2

RECEIVED FOR REFERENCE
Dec 27 3 19 PM '88
FEES & WILLIAMSON REGISTER
DAVIDSON TENN.





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

RECEIVED OF _____

FOR _____

BOOK 7736 PAGE 598

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

CAMT 100967.69
CON TX 333.30
PRFEE 0.50
WDEED 9.00
TOTAL 342.80
CHECK 342.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/88 01 15:20 0001 1349

9674 2

IDENTIFICATION REFERENCE

DEC 27 3 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 167481