BOOK

BOX 16

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	144-14-31
One Commerce Place		
Nashville, TN 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 11, 1985, executed by Kent Simpkins and wife, Edith Simpkins, to Stephen C. Baker, Trustee, which is recorded in Book 6685, page 66, 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 6685, page 66, 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 7526, page 786, 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 Thursday, January 12, 1989, 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 Thirty Thousand and No/100---------- ---------- Dollars ($ 30,000.00----------) 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 ---------- Thirty Thousand and No/100---------- Dollars ($ 30,000.00----------) 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:

Being Lot No. 14 on the Plan of Chickering Estates, Section 3, of record in Book 4460, page 146, Register's Office for said County.

Said Lot No. 14 fronts 108.65 feet on the northerly margin of Piccadilly Place and extends back 327.7 feet on the westerly line and 248.4 feet on the southeasterly line to a broken line in the rear, measuring 725.02 feet thereon.

Being the same property conveyed to Kent Simpkins and wife, Edith Simpkins, by deed from John Michael Gould, single, of record in Book 6240, page 772, said Register's Office.

Said property is known as 2112 Piccadilly Place, 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.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 18th day of January, 1989.

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 18th day of January, 1989.

Notary Public

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 $ 30,000.00 .

Affiant

Subscribed and sworn bo before me on this 18th day of January, 1989.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

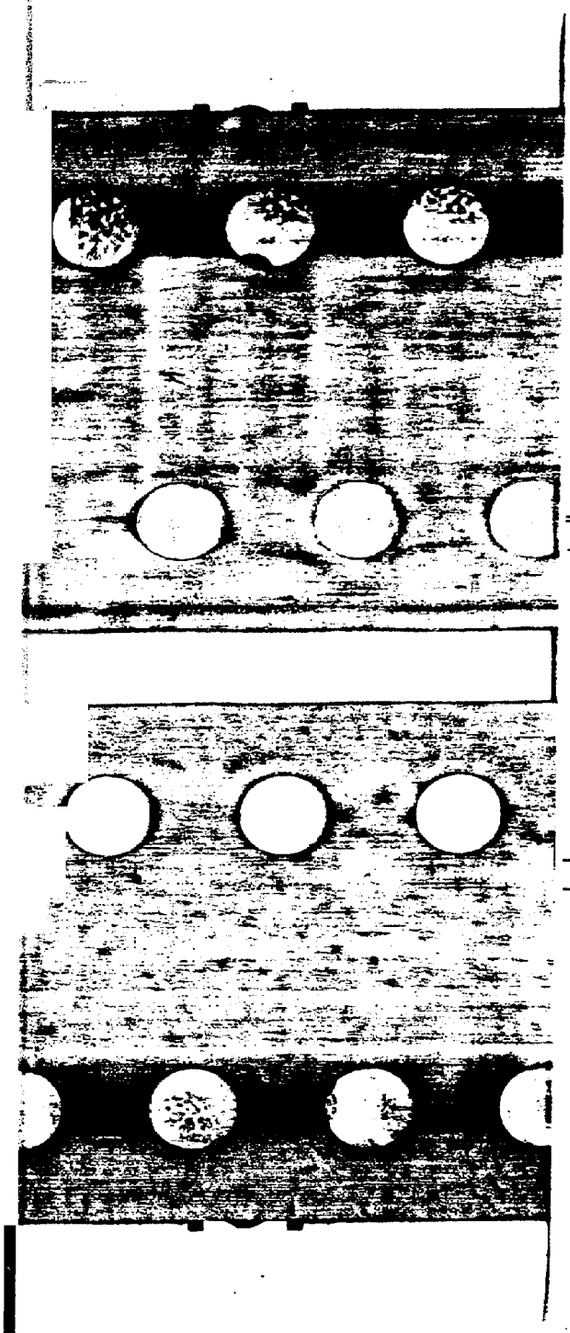
0 2 4 7 4.

IDENTIFICATION REFERENCE

Jan 19 10 23 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7434 01/19 0101 03CHECK 108.50



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 450

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 30000.00
				CON TX 99.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 108.50
				CHECK 108.50
			01/19/89 01	10:26 0001 743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02474

IDENTIFICATION REFERENCE

JAN 19 10 23 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174075