FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

7839 02/16 0101 03CHECK 45.80

TO: SOVRAN BANK/CENTRAL SOUTH

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Sovran Bank/Central South One Commerce Place Nashville, TN	SAME	Map 5 Parcel 3.03

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $11,000.00.

Stephen C Baker
AFFIANT

Subscribed and sworn to before me, this the 16th day of February, 1989.

Carol A. Wilson
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires: 3-8-89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 26, 1988, of record in Book 7555, page 739, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Brenda H. Smith and husband, J. Donald Smith, conveyed to Scott C. Williams, of Nashville, Tennessee, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7749, page 424, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Scott C. Williams, of Nashville, Tennessee, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Thursday, February 16, 1989, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest bidder for cash, free from all legal and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisemen of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on January 26, February 2 and 9, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Central South, acting through its agent, Tim Miller, was the highest bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Central South, acknowledges receipt of the sum of Eleven Thousand and 00/00 Dollars ($11,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

A certain parcel of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the West right of way of Greenbrier Rd. (50' right of way) a corner to lot #1 of the Anthony C. Hopper property; thence, with said right of way S. 21° 32' 45" W. 296.86 ft. to a point; thence, with a curve to the left, whose radius is 448.75 ft., a distance of 201.69 ft. to an iron pin, a corner to lot #3 of Tommy Zumstein property; thence, with said lot #3, S. 82° 42' 39" W. 531.28 ft., passing through the centerline of an ingress and egress easement at 239.00 ft., to an iron pin in the line of H. J. Saxer and a corner to said lot #3; thence, with said Saxer N. 9° 13' 06" E. 180.00 ft. to a point, a corner to said Saxer and James P. Huffman thence, with said Huffman N. 60° 11' 08" E. 198.33 ft. to a point; thence, with said Huffman N. 30° 13' 07" E. 363.17 ft. to a point; thence, with said Huffman N. 18° 09' 15" E. 50.25 ft. to an iron pin the line of said Huffman and a corner to said lot #1, of the Hopper property; thence, with said lot #1 S. 70° 05' 40" E. 283.76 ft., passing through the centerline of said ingress and egress easement at 164.76 ft., to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Brenda H. Smith by Warranty Deed from Louis A. Leseman and Robert J. John, Jr., of record in Book 6895, page 79, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Sovran Bank/Central South, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 16th day of February, 1989.

Stephen C Baker, Substitute Trustee

Stephen C. Baker
Substitute Trustee

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 Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 16th day of February, 1989.

Carol A. Wilson
NOTARY PUBLIC

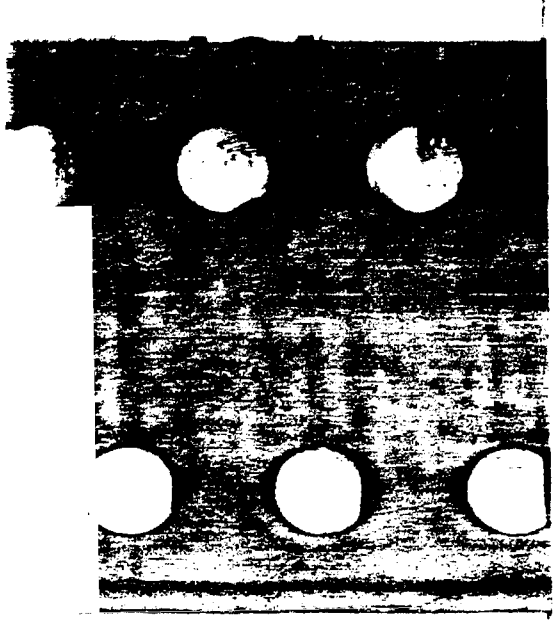
My Commission Expires:

3-8-89

CAROL A. WILSON ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

0 9 5 0 3.

FEB 16 3 22 PM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 949

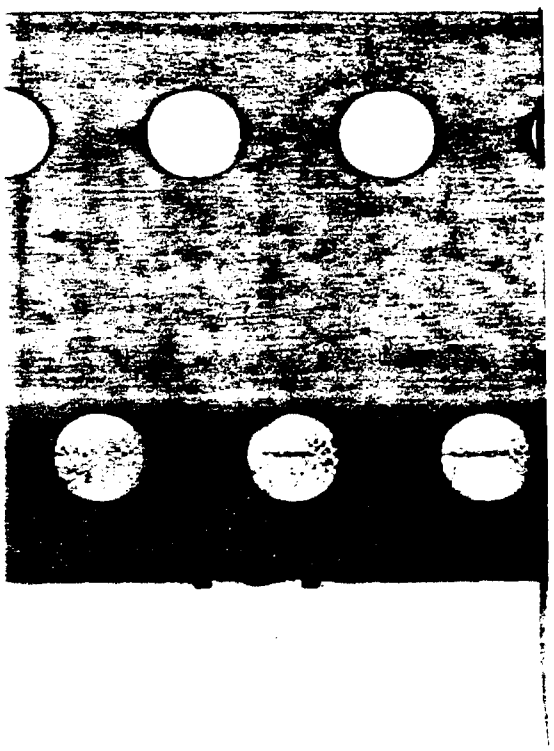
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 11000.00
CON TX 36.30
PRFEE 0.50
WDEED 9.00
TOTAL 45.80
CHECK 45.80

02/16/89 01 15:23 0001 7839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



09503

TICOR TITLE REFERENCE

FEB 16 3 22 PM '89

FELIX Z. WILSON, II
REGISTER

No. 182299