CALW

FROM: STEPHEN C. BAKER
TRUSTEE

BOOK 7779 PAGE 15

TO: SOVRAN BANK/CENTRAL SOUTH

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Sovran Bank/Central South<br>One Commerce Place<br>Nashville, TN 37219 | SAME | Map 104-2-F<br>Parcels 1, 2, 3, 4, 5, 6, 7, 8, 10 and 12 |

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 $352,000.00

Stephen C Baker
AFFIANT

Subscribed and sworn to before me, this the 23 day of February, 1989.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 3-8-89

NOTARY PUBLIC AT LARGE STATE OF TENN.

TRUSTEE'S DEED

WHEREAS, by Deed of Trust and Security Agreement dated March 28, 1985, of record in Book 6521, page 438, Register's Office for Davidson County, Tennessee, as amended by Amendment to Deed of Trust of record in Book 6742, page 594, and by Second Amendment to Deed of Trust of record in Book 7355, page 239, Register's Office for Davidson County, Tennessee, hereinafter collectively referred to as "Deed of Trust", West End Circle Associates, conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a notes of even date therewith, which notes are 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 owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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 23, 1989, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest for cash, free from all equity of redemption, statutory right of redemption, homestead, dower, and all other rights and exemption of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on February 2, 9 and 16, 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, Lance B. Chitwood, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Sovran Bank/Central South, acknowledges receipt of the sum of Three Hundred Fifty-Two Thousand and 00/100---------- ---------- Dollars ($352,000.00----------), 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, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

TRACT I:

Land in Davidson County, Tennessee, being the westerly 28.4 feet of Lot No. 2 and the easterly 38.1 feet of Lot No. 3 on the Map of the Nashville Improvement Company's First Addition to West End Park, as of record in Book 547, page 55, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front together 66.5 feet on the northerly side of West End Circle and run back between parallel lines 140.3 feet, more or less, to a dead line.

Being the same property conveyed to Bruce G. Davis, Trustee, by deed from Jessie C. Jackson, of record in Book 6389, page 406, Register's Office for Davidson County, Tennessee.

TRACT II:

Being all of Lot No. 1 and the easterly 18.3 feet of Lot No. 2 of the Nashville Improvement Company's first addition to West End Park, a Plan of which is of record in Book 547, page 55, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and said 18.3 feet of Lot No. 2 front together 65 feet on the northwesterly side of West End Circle and run back between parallel lines along the southwesterly margin of Mason Avenue or Mason Drive, 140.5 feet on the northeasterly margin and 140.5 on the southwesterly margin to a dead line, and being part of the same property formerly described as Lots Nos. 16-A and 17-A on the revised Plan of West End Park, of record in Book 421, page 82 and 83 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to West End Circle Associates, a Tennessee general partnership, by Quitclaim Deed from Bruce G. Davis, Trustee, of record in Book 6521, page 435, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being Unit Nos. 9 and 11 of West End Square Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 648, as amended in Book 6712, page 739, Book 6780, page 353, and further amended in Book 7114, page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Square Condominiums of record in Book 6250, page 828, said Register's Office, for a more complete identification and description of such Units.

Being the same property released from the Deed of Trust and Security Agreement described herein, by releases of record in the 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, 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, Trustee, has executed this instrument on this the 23rd day of February, 1989.

Stephen C Baker
Stephen C. Baker
Trustee

9955 02/24 0101 03CHECK 1171.10

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, 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 23rd day of February, 1989.

Carol A. Wilson
NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC

My Commission Expires:

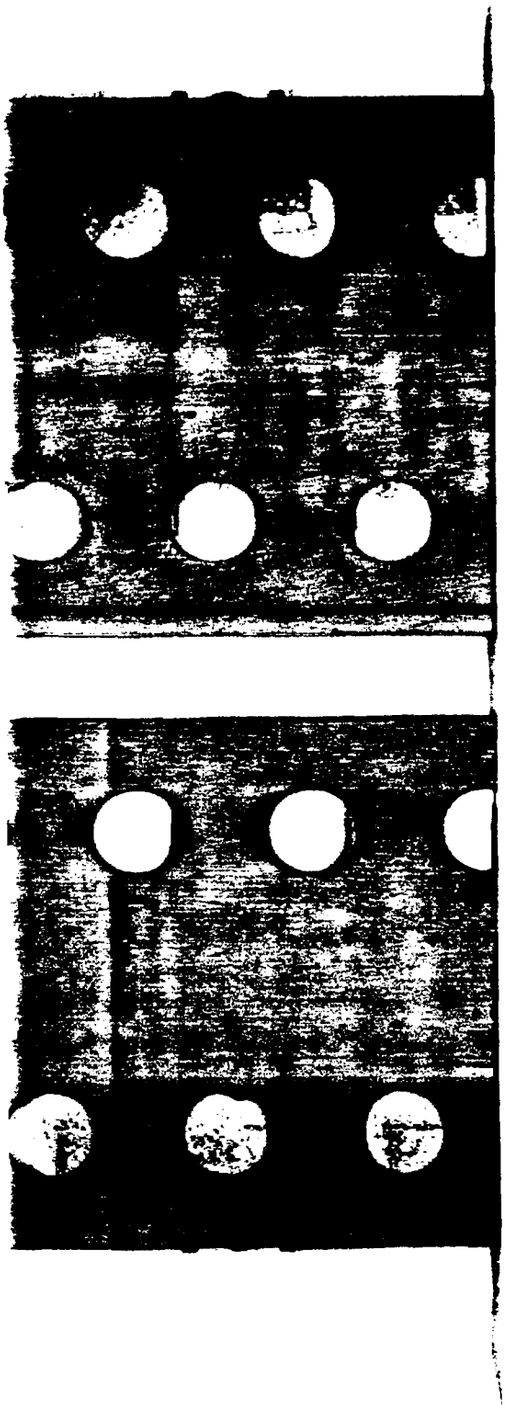
3-8-89

11268.

IDENTIFICATION

FEB 24 11 29 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



**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 352000.00
CON TX 1161.60
PRFEE 0.50
WDEED 9.00
TOTAL 1171.10
CHECK 1171.10

02/24/89 01 11:26 0001 9955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11268

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184387