THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

BOOK 7801 PAGE 858

Lot 36

19612

SUBSTITUTE TRUSTEE'S DEED

3487 03/27 0101 03CHECK 390.98

Name and Address of New Owner:

FIRST TENNESSEE BANK, N.A.
P.O. Box 100
Franklin, TN 37064

MAR 27 3 31 PM '89

Send Tax Bills To:

SAME

Street Address of Subject Property:

Lot 3, South Colony at Riverbend,
Phase I, Davidson County, TN

Map-Parcel No:
155-8-B
Par. 3 JS

THIS INSTRUMENT made and entered into on this the 23rd day of March, 1989, by and between Douglas A. Brace, Substitute Trustee, party of the first part, and First Tennessee Bank, N.A., party of the second part.

WHEREAS, a Deed of Trust dated the 1st day of June, 1987, of record in Book 7255, Page 217, Register's Office for Davidson County, Tennessee, Cumberland Homes, Inc., conveyed to James M. McGrew, Jr., and John W. Moody II, Trustees, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Three Hundred Forty Five Thousand Six Hundred Eighty and No/100 ($345,680.00) Dollars; and,

WHEREAS, the holders of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record in Book 7778, page 375, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof

in **The Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: March 2, 1989, March 9, 1989 and March 16, 1989; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 23rd day of March, 1989 at Twelve O'Clock (12:00) Noon, the Substitute Trustee offered said property for sale at the Front Door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to First Tennessee Bank, N.A at the price of One Hundred Fifteen Thousand Six Hundred and No/100 ($115,600.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of One Hundred Fifteen Thousand Six Hundred and No/100 $115,600.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said First Tennessee Bank, N.A., their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Lot No. 3, South Colony at Riverbend, Phase I, as of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Cumberland Homes, Inc., by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, as of record in Book 7255, page 214, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot No. 3, South Colony at Riverbend, Phase I, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto First Tennessee Bank, N.A.,

its successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto First Tennessee Bank, N.A., all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 23rd day of March, 1989.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Douglas A. Brace, 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 purpose therein contained.

WITNESS my hand and seal, this 23rd day of March, 1989.

NOTARY PUBLIC

My commission expires: 11-10-91

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

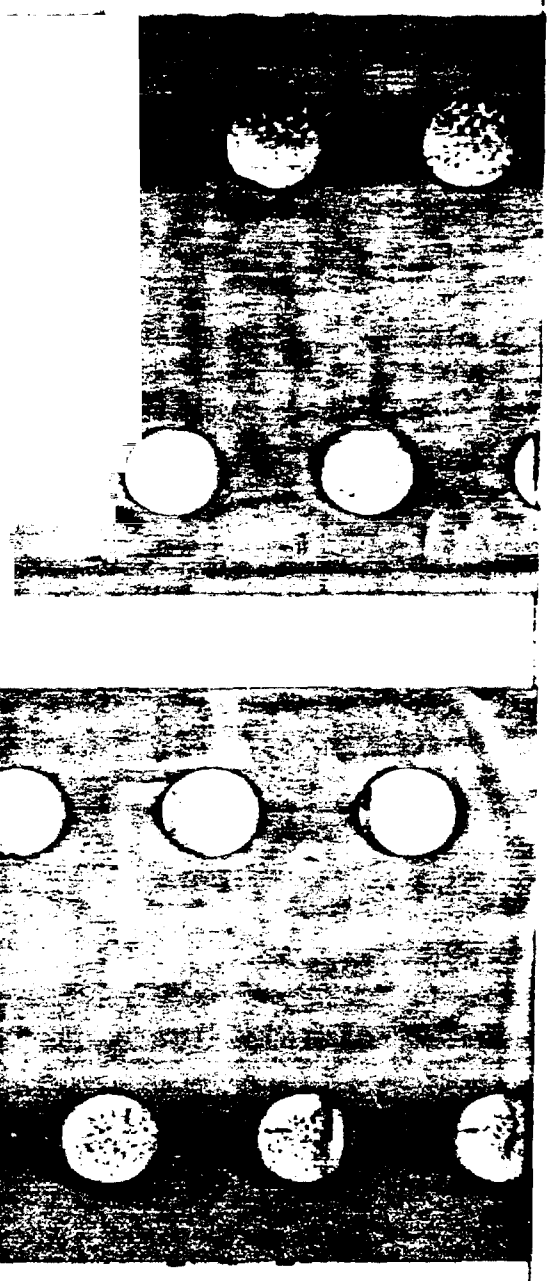
The actual consideration or value whichever is greater, for this transfer is $115,600.00.

Affiant

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

NOTARY PUBLIC

My commission expires: 11-10-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 861

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
115600.00
CON TX 381.48
PRFEE ~~0.50~~
WDEED ~~9.00~~
TOTAL 390.98
CHECK 390.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/89 01 15:32 0001 9487

19612

TENNESSEE

MAR 27 3 31 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 193372