Mail

This Instrument Prepared By:
Lawrence R. Ahern, III
Miller & Martin
Tenth Floor
Volunteer State Life Building
Chattanooga, Tennessee 37402

BOOK 7809 PAGE 695

Name and Address of New Owner:	Name and Address of Person or Entity Responsible for Payment of Real **Property Taxes**	Map and **Parcel No.**
Sovran Bank/Central South One Commerce Place Nashville, Tennessee, 37219	Same	133-14-A Part 49 Tax

TRUSTEE'S DEED

THIS DEED is executed to be effective as of the 5th day of April, 1989, from LAWRENCE R. AHERN, III (herein "Grantor") in his capacity as Substitute Trustee, to SOVRAN BANK/CENTRAL SOUTH (herein "Bank"), as Grantee.

W I T N E S S E T H:

WHEREAS, WOLFGANG E. SAUERMANN, executed a Deed of Trust dated April 1, 1982 to Stephen C. Baker, Trustee, to secure the prompt payment of certain indebtedness payable to LANMAR DEVELOPMENT CORP., a Tennessee corporation ("Lanmar"), which indebtedness is evidenced in part by a note (the "Note"), as is more particularly described in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee in Book 5885, Page 504 to which reference is hereby made; and

WHEREAS, Wolfgang E. Sauermann sold the property subject to the Deed of Trust by Warranty Deed of record in Book 5901, Page 481 in said Register's Office to HENRY L. MURRAY and JUDY F. MURRAY, who assumed the indebtedness evidenced by the Note pursuant to an Assumption Agreement Without Release dated June 18, 1982; and

WHEREAS, said Deed of Trust was assigned to Commerce Union Bank, a Tennessee banking corporation, the successor to which is SOVRAN BANK/CENTRAL SOUTH (hereinafter "Bank") by that certain Assignment and Pledge Agreement dated December 30, 1986 and recorded in Book 7085, Page 520 in said Register's office; and

WHEREAS, Lanmar has subsequently assigned and unconditionally transferred said Note and Deed of Trust to Bank by that certain Assignment and Release dated November 18, 1988 recorded in Book 7755, Page 508 aforesaid records, as a result of which Bank is now the sole

holder of the Note and the sole owner of the indebtedness evidenced thereby and of all rights in the Deed of Trust and the security therefor; and

WHEREAS, default was made in the payment of the aforesaid Note and in the performance of the covenants made in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable with proper notice and opportunities to cure being provided as required by the Deed of Trust; and

WHEREAS, the Trustee named in the Deed of Trust was replaced by the Bank by instrument recorded in Book 7755, Page 525, aforesaid records, under which instrument the Bank appointed Lawrence R. Ahern, III, as Substitute Trustee with all the rights, powers and privileges granted the Trustee named in the Deed of Trust; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of the Bank and for the purpose of effecting payment and satisfaction of the indebtedness, including principal, interest, attorneys' fees and costs of sale, I, Lawrence R. Ahern, III, as Substitute Trustee, did on April 5, 1989, commencing at 10:00 o'clock a.m. pursuant to advertisement published in The Nashville Tennessean in editions dated March 14, March 21 and March 28, 1989, offer for sale and sold at public outcry, to the highest and best bidder for cash, in bar of the statutory right and equity of redemption, the hereinafter described real estate at which sale the Bank became the highest and best bidder at and for the sum of FIFTEEN THOUSAND AND NO/100 DOLLARS ($15,000.00).

NOW, THEREFORE, I, LAWRENCE R. AHERN, III, Substitute Trustee, exercising the power and authority vested in me, and in bar of the statutory right of redemption, do hereby remise, release, and quitclaim unto SOVRAN BANK/CENTRAL SOUTH as Grantee, certain real estate located in Davidson County, Tennessee, being more completely described on Exhibit "A" attached hereto and made a part hereof by reference.

The sale was advertised and made as Substitute Trustee only, without covenants or warranties of title, expressed or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the prop-

erty and the conveyance is so made. However, Grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to Grantee, without warranty, all of the rights, covenants and warranties contained in the Deed of Trust recorded in Book 5885, Page 504 aforesaid records, and in any prior deeds referred to in said Deed of Trust or otherwise contained in the chain of title.

IN WITNESS WHEREOF, I, Lawrence R. Ahern, III, Substitute Trustee, have executed this instrument to be effective this 5th day of April, 1989.

Lawrence R. Ahern, III
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Anna W Pace, Notary Public, Lawrence R. Ahern, III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 1989.

Anna W Pace
Notary Public
My Commission Expires 9-26-92

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration of this transfer is $ 15,000.00 .

SOVRAN BANK/CENTRAL SOUTH

By: _____
Title: Assistant Vice President
Affiant-Grantee

Subscribed and sworn to before me this 5th day of April, 1989.

_____
Notary Public
My Commission Expires: 9-26-92

Q3J2A006/DTA

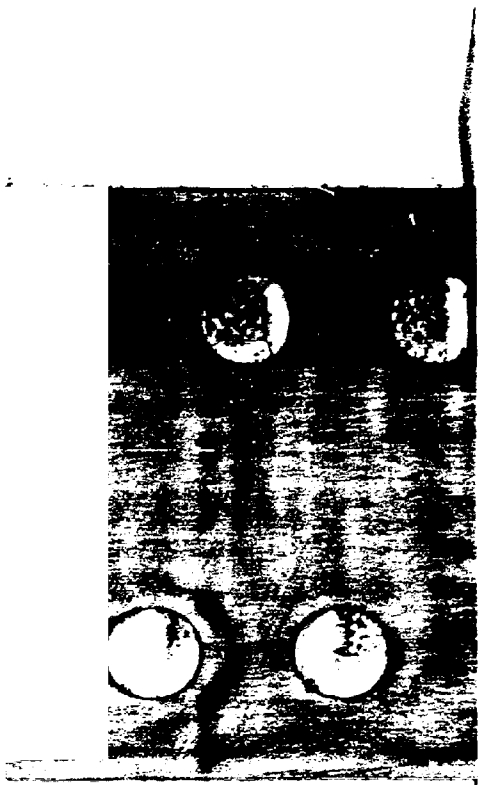
EXHIBIT 'A'

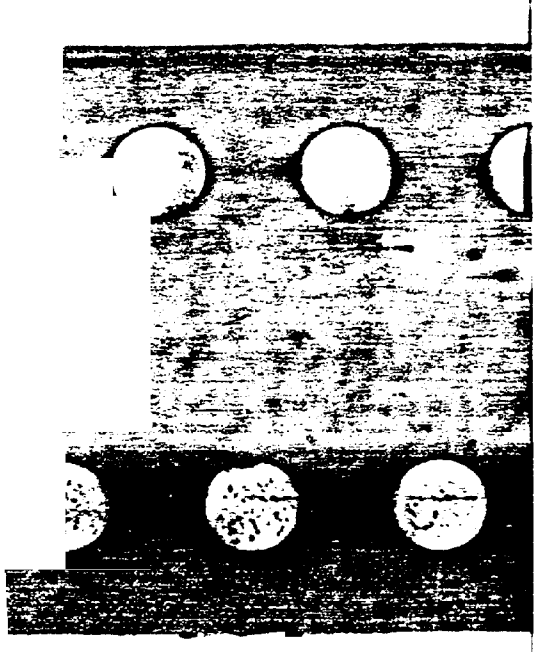
Land in Davidson County, Tennessee being Unit No. C-9 on the Plan of Oakcrest Condominium as of record in Plat Book 5200, Page 413, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry L. Murray and wife, Judy F. Murray, by deed from Wolfgang E. Sauermann, unmarried, of record in Book 5901, Page 481, Register's Office for Davidson County, Tennessee.

22209

APR 5 11 12 AM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7809 PAGE 700

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	15000.00
CON TX	49.50
PRFEE	0.50
MREED	15.00
TOTAL	65.00
CHECK	65.00

04/05/89 01 11:12 0001 2542

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APR 5 11 12 AM '89

No. 196973