Mail

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

BOOK 7809 PAGE 1

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 Par 39 to

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, JOANN AULT, an unmarried person, 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 404 to which reference is hereby made; 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.

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 evidence 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 523, 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 property 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 404 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 Ray, 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 Ray
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: [signature]
Title: Assistant Vice President
Affiant-Grantee

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

Anna W Ray
Notary Public
My Commission Expires: 9-26-92

Q3J2A008/DTA

EXHIBIT 'A'

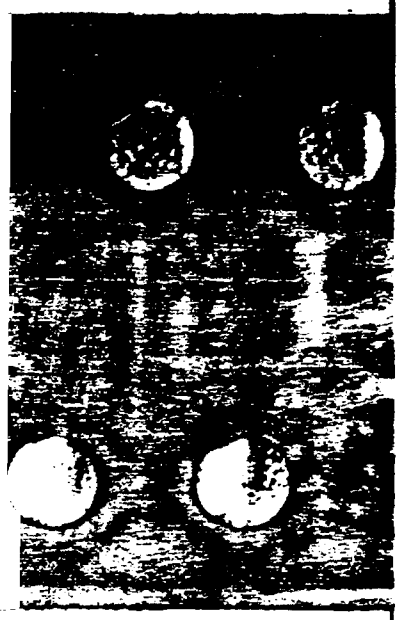
Land in Davidson County, Tennessee described as follows:

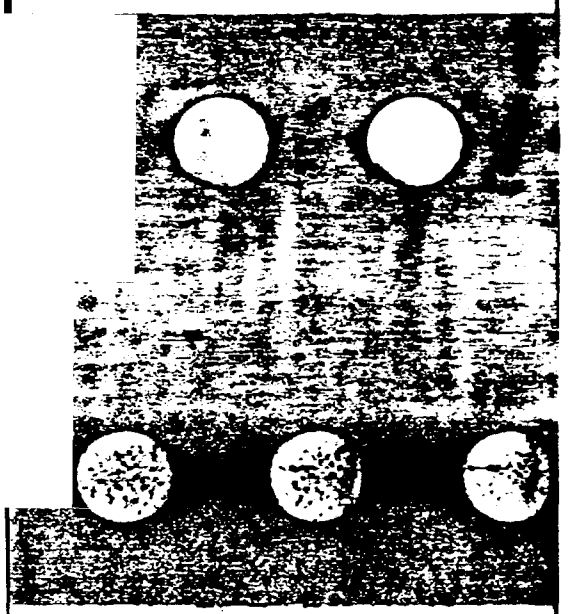
Unit B-20, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5060, Page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joann Ault, an unmarried person, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, Page 400, Register's Office for Davidson County, Tennessee.

22210

APR 5 11 12 AM '89





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

RECEIVED OF _____

FOR _____

BOOK 7809 PAGE 705

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	15000.00
CON TX	49.50
PRFEE	0.50
MTGFEE	12.00
	62.00
CHECK	62.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/89 01 11:13 0001 2543

22210

IDENTIFICATION REFERENCE

APR 5 11 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196974