This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank
Box 84
Memphis, TN 38101

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Map: 57
Parcel: 19

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated June 30, 1988, to Thomas F. Baker, IV and Ralph E. Kelly, Trustee, executed by Archie R. Duncan and wife, Donna K. Duncan, as same appears of record in Book 7595, page 84, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 7827, page 628, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on May 4, 1989, and subsequent insertions appearing on May 11, 1989, and May 18, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 30, 1989, at 11:10 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to First Tennessee Bank at and for the sum of SIXTY THOUSAND SIX HUNDRED NINETY-THREE AND 95/100 DOLLARS ($60,693.95), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennessee Bank, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Successor Trustee, does hereby grant, bargain, sell and convey to the said First Tennessee Bank, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 20, 1955, as follows:

BEGINNING at a stake in the center of Sulpher Creek at the northwest corner of the property conveyed to L.B. Fuqua by deed from James A. Davis and wife, of record in Book 155, page 222, Register's Office for said County; thence with said Fuqua's northern boundary line and a fence, South 83° East 502.6 feet to a hub in fence; thence North 65° West 479.8 feet to the center of said Creek and continuing in the same direction 23 feet in all 502.8 feet to the southeasterly margin of Old Hickory Boulevard; thence with the same, southwestwardly 157 feet, more or less; thence South 83° East 24 feet to the beginning.

Being the same property conveyed to Archie R. Duncan and wife, Donna K. Duncan by deed from Dorris M. Perry and wife, Bobbie Perry of record in Book 7595, page 81, Register's Office for Davidson County, Tennessee.

This is improved property known as 5406 Old Harding, Nashville, TN 37218.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennessee Bank, its successors and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Successor Trustee, has executed this instrument on the 2nd day of June, 1989.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of June, 1989.

Barbara L. Warren
NOTARY PUBLIC

My commission expires: May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $60,693.95.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 2nd day of June, 1989.

Barbara L. Warren
Notary Public

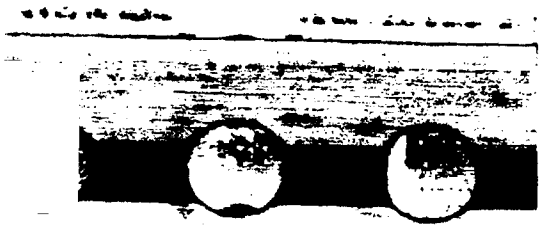
My commission expires: May 13, 1990

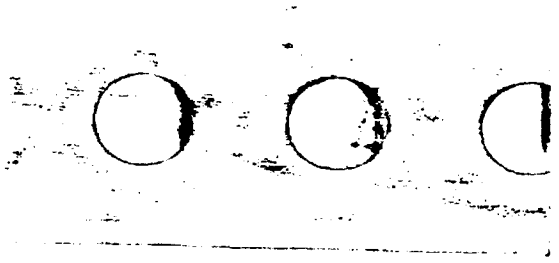
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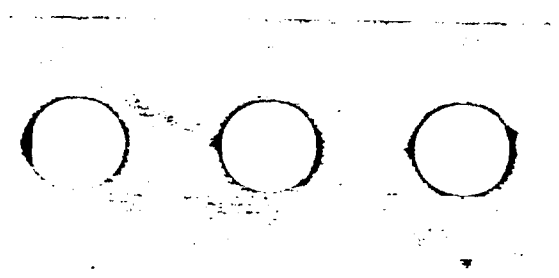
3857 4

JUN 5 3 08 PM '89

MJP0601892









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 60693.95
CON TX 200.31
PRFEE 0.50
MISC 9.00
TOTAL 209.81
CHECK 209.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/89 01 15:12 0001 1868

38574

JUN 5 3 08 PM '89

No. 216230