STRUMENT PREPARED BY:
A. Brace
Kelley, Herbert & Crawford
oor, Noel Place
rth Avenue North
, TN 37219-2106

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SUBSTITUTE TRUSTEE'S DEED

JUN 5 3 16 PM '89

Name and Address of New Owner:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION
Public Square
P.O. Box 100
Franklin, TN 37064

Send Tax Bills To:

SAME

Street Address of Subject Property: **Map-Parcel No:**

Lot 10, South Colony at Riverbend, Phase I, Davidson County, TN — 155-8B-10

THIS INSTRUMENT made and entered into on this the 1st day of June, 1989, by and between Douglas A. Brace, Substitute Trustee, party of the first part, and FIRST TENNESSEE BANK NATIONAL ASSOCIATION, party of the second part.

WHEREAS, a Deed of Trust dated the 24th day of June, 1987, of record as corrected in Book 7725, Page 694, Register's Office for Davidson County, Tennessee, James E. Owens and wife, Linda A. Owens and Robert T. Ellis and wife, Teresa L. Ellis, 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 One Hundred Thirty Three Thousand Four Hundred and No/100 ($133,400.00) 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 7831, page 48, 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: May 11, 18 and 25, 1989; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 1st day of June, 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 NATIONAL ASSOCIATION at the price of Twenty Six Thousand Four Hundred Nineteen and No/100---------- ($26,419.00) 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 Twenty Six Thousand Four Hundred Nineteen and No/100---------- ($26,419.00) 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 NATIONAL ASSOCIATION, its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Land in Davidson County, Tennessee, being Lot No. 10, 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 James E. Owens and wife, Linda A. Owens and Robert T. Ellis and wife, Teresa L. Ellis, by deed from The Zeitlin Group, a Joint Venture, of record in Book 7277, page 504 as corrected in Book 7725, page 694, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as Lot No. 10, 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 NATIONAL ASSOCIATION, 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 NATIONAL ASSOCIATION, 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 1st day of June, 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 1st day of June, 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 $26,419.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 1989.

NOTARY PUBLIC

My commission expires: 11/10/91

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
				0.00
			CONT	

CONT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.00

264.19

ERR CO

CAMT 264.19-

CAMT 26419.00

CON TX 87.12

PRFEE 0.50

WDEED 9.00

TOTAL 96.62

CHECK 96.62

06/05/89 01 15:21 0001 1875

3858 PM '89 JUN 5 3 17

No. 216237