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

Box 36

SUBSTITUTE TRUSTEE'S DEED BOOK 7870 PAGE 143

Name and Address of New Owner: FIRST TENNESSEE BANK, N.A. P.O. Box 100 Franklin, TN 37064
Send Tax Bills To: SAME
Street Address of Subject Property: — Map-Parcel No: Lot No. 37, Plan of River Park Estates, Davidson County, Tennessee — 155-03-0B037

THIS INSTRUMENT made and entered into on this the 16th day of June, 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 July 1, 1987 of record in Book 7290, Page 20, Register's Office for Davidson County, Tennessee, Leo Linn and Lewis Linn d/b/a J & L Builders, conveyed to James M. McGrew, Jr., and John W. Moody II, Trustees for First Tennessee Bank National Association, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Fifty Six Thousand Eight Hundred and No/100 ($56,800.00) 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 46, 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 25, 1989, June 1, 1989 and June 8, 1989 ; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 16th 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, N.A. at the price of Nineteen Thousand Two Hundred Fifteen and No/100 ($19,215.00) 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 Nineteen Thousand Two Hundred Fifteen and No/100 ($19,215.00) 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., its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Lot No. 37 on the Plan of River Park Estates, as of record in Book 6250, page 658, Register's Office for Davidson County, Tennessee, as amended in Book 6785, page 427, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Leo Linn and Lewis Linn d/b/a J & L Builders by deed from Glenn A. Jenkins, of record in Book 7290, page 17, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot No. 37 on the Plan of River Park Estates, 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 20th day of June, 1989.

Douglas A. Brace, Substitute Trustee

7158 06/21 0101 03CHECK 72.86

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 20th day of June, 1989.

Mary Ann Silling
NOTARY PUBLIC

My commission expires: 3-11-90

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $19,215.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 1989.

Mary Ann Silling
NOTARY PUBLIC

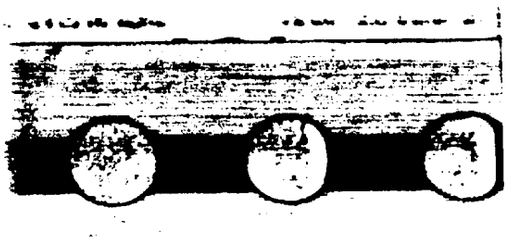
My commission expires: 3-11-90

42932

IDENTIFICATION

JUN 21 11 44 AM '89

KEITH Z WILSON REGISTER
DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

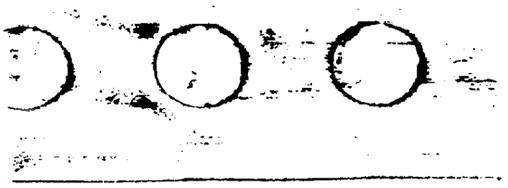
BOOK 7870 PAGE 146

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 19215.00
				CON TX 63.36
				PRFEE 0.50
				WDEED 9.00
				TOTAL 72.86
				CHECK 72.86
06/21/89	01			11:45 0001 7158





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42932

IDENTIFICATION REFERENCE

Jun 21 11 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 221462