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

B0436

SUBSTITUTE TRUSTEE'S DEED

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 No. 136, Plan of Copperfield, Davidson County, Tennessee	172-1A-136

THIS INSTRUMENT made and entered into on this the 26th day of July, 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 31st day of August, 1987, of record in Book 7344, Page 214, Register's Office for Davidson County, Tennessee, Mills/Carter, a Tennessee Joint Venture composed of Mills Construction, a sole proprietorship of Daniel L. Mills and Pat Carter, 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 Eighty Nine Thousand Five Hundred Twenty and No/100 Dollars ($189,520.00); 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 7792, page 116, 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: June 29, 1989, July 6, 1989 and July 13, 1989, said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 26th day of July, 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 One Hundred Fifty Six Thousand Seven Hundred Sixty Six ($156,766.00) 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 One Hundred Fifty Six Thousand Six Hundred Sixty Six ($156,766.00) 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:

> Being Lot No. 136 on the Plan of Copperfield, as of record in Book 6900, pages 145-149, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Mills/Carter, a Tennessee Joint Venture, by deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 7239, page 595, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot No. 136, Plan of Copperfield, 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 26th day of July, 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 26th day of July, 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 $156,766.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 1989.

NOTARY PUBLIC

My commission expires: 11-10-91

53079

Jul 28 11 28 AM '89

5327.44

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7899 PAGE 556

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 156766.00
CON TX 517.44
PRFEE 1.00
WDEED 9.00
TOTAL ~~527.44~~
CHECK ~~527.44~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

07/28/89 01 11:30 0001 9902

E 3079

IDENTIFICATION REFERENCE

JUL 28 11 28 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 233511