Box 35 MJP

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 National Association
Box 84
Memphis, TN 38101

Map 92-6
Parcel 563

SUBSTITUTE 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 December 24, 1981, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Glenn G. Dukes and wife, Betty Dukes and Buddy R. Dukes and wife, Patsy A. Dukes, as same appears of record in Book 5836, page 259, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7907, page 777, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute 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 August 17, 1989, and subsequent insertions appearing on August 24, 1989, and August 31, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 19, 1989, at 11:00 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 NATIONAL ASSOCIATION at and for the sum of TWENTY-THREE THOUSAND NINE HUNDRED THIRTY-SEVEN AND 49/100 ($23,937.49) DOLLARS, 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 Substitute 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 NATIONAL ASSOCIATION, of the sum of money so paid, receipt of which is hereby acknowledged,

the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FIRST TENNESSEE BANK NATIONAL ASSOCIATION, 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, being Lot No. 19 on the Plan of J.W. Turner's Subdivsion of Lot No. 21, Boyd McNairy's Plan, of record at Book 57, page 129, Register's Office for said County.
>
> Said Lot No. 19 fronts 50 feet on the easterly margin of 27th Avenue North (formerly Lena Avenue), and extends back between parallel lines 184 feet to an alley in the rear.
>
> Being the same property conveyed to Glenn G. Dukes and Buddy R. Dukes by deed from The Vanderbilt University of record in Book 5516, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 722 27th Avenue North, Nashville, Tennessee.

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 NATIONAL ASSOCIATION, its successors and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 22nd day of September, 1989.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE 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 22 day of September, 1989.

NOTARY PUBLIC

My commission expires: 5/15/90

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 $23,937.49.

Marilyn Joan Patterson
Affiant

Sworn to and subscribed before me, this 22nd day of August, 1988.

Brenda D. Bentley
Notary Public

My commission expires: 5/13/90

7691 09/25 0101 03CHECK 88-87

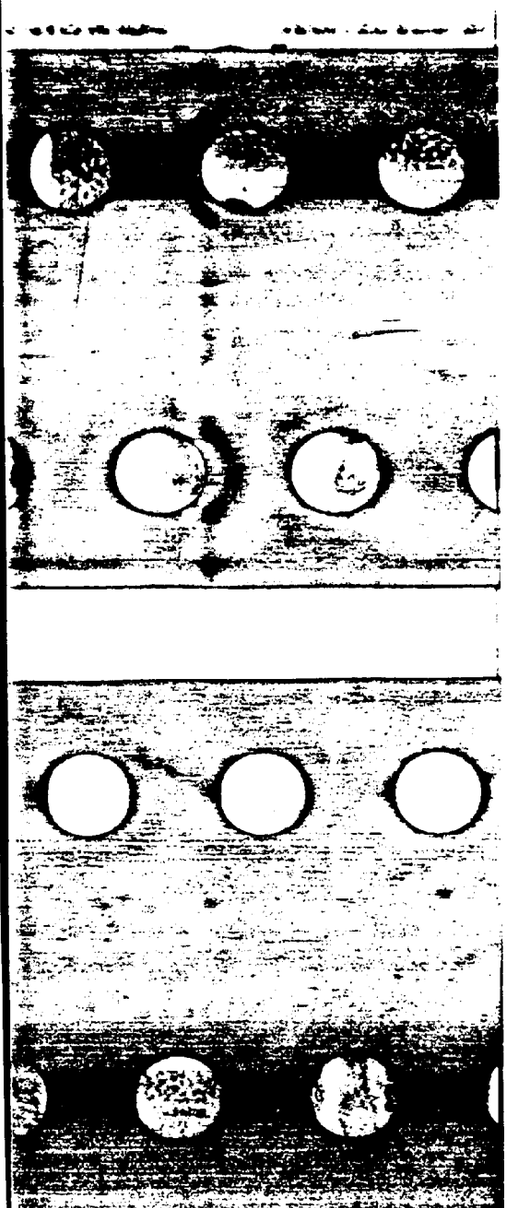
68680

IDENTIFICATION REFERENCE

SEP 25 8 52 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

5:MJP0921899.WP



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

RECEIVED OF _____

FOR _____

BOOK 7945 PAGE 11

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 23937.49
				CON TX 78.87
				PRFEE 1.00
				WDEED 9.00
				TOTAL 88.87
				CHECK 88.87
			09/25/89 01	08:53 0001 7691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 8 0

IDENTIFICATION REFERENCE

SEP 25 8 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251653