Box 6
CAL

FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

TO: SOVRAN BANK/CENTRAL SOUTH

DAVIDSON COUNTY, TN
SEP 29 12 19 PM '89

IDENTIFICATION REFERENCE

7 0 1 8 3

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Sovran Bank/Central South One Commerce Place Nashville, TN 37219	SAME	Map 83-3 Parcel 35

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 7949 PAGE 252

The actual consideration or value, whichever is greater for this transfer is $ 17,650

AFFIANT

Subscribed and sworn to before me, this the 27 day of September, 1989.

NOTARY PUBLIC

My Commission Expires: 1/23/93

65.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 22, 1986, of record in Book 6845, page 409, as modified in Book 7475, page 878, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Jimmy Lee Spain and wife, Mamie Lou Spain, conveyed to Wallace Byron, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7927, page 540, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Wallace Byron, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon on Friday, September 29, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on September 7, 14, and 21, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Central South, acting through its agent, J. Lee Snodgrass, was the highest bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Central South, acknowledges receipt of the sum of Thirteen Thousand Nine-Hundred and No /100 Dollars ($13,900) which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of R. T. Creighton's Subdivision of Lots Nos. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County.
>
> Said Lot No. 15 fronts 50 feet on the Southerly side of Creighton Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Jimmy Lee Spain and wife, Mamie Lou Spain, by deed from Neal J. Hardy of Washington, D.C., as Federal Housing Commissioner, of record in Book 3498, page 582, Register's Office for Davidson County, Tennessee, the said Jimmy Lee Spain having since died.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Sovran Bank/Central South, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 29th day of September, 1989.

Stephen C Baker, Substitute Trustee

Stephen C. Baker
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, 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 purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 29th day of September, 1989.

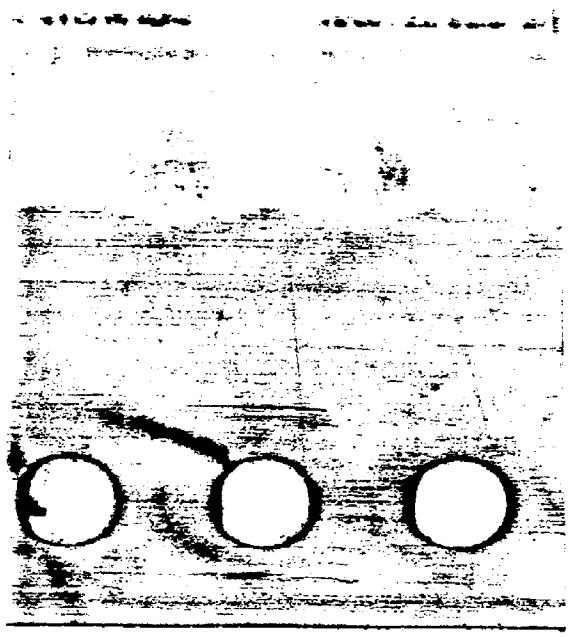
Carol A. Tibbs

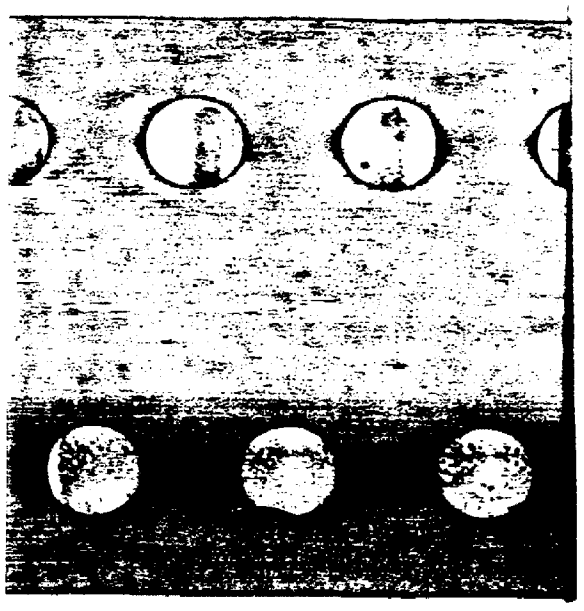
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

1/23/93





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

RECEIVED OF _____

FOR _____

BOOK 7949 PAGE 254

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	17650.00
CON TX	58.00
PRFEE	1.00
WDEED	6.00
TOTAL	65.00
CHECK	65.00

09/29/99 01 12:20 0001 9541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.01:83

IDENTIFI REFERENCE

SEP 29 12 19 PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253476