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 7954 PAGE 576

Name and Address of New Owner:
FIRST TENNESSEE BANK, N.A.
Public Square
P.O. Box 100
Franklin, TN 37064

Send Tax Bills To:

SAME

Street Address of Subject Property:
298 Port Drive
Madison, TN 37115

Map-Parcel No:
042-14-0 028.00

THIS INSTRUMENT made and entered into on this the 2nd day of October, 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, by a Deed of Trust dated Octoer 26, 1987, of record in Book 7395, Page 214, Register's Office for Davidson County, Tennessee, Robert A. Castleman and wife, Jacqueline L. Castleman, conveyed the hereinafter described real estate to Carl R. Webster, Trustee for Tennessee Equity Mortgage Company, to secure a Note of even date therewith in the principal amount of Forty Five Thousand Ninety Six and No/100 ($45,096.00) Dollars, and said Deed of Trust was transferred and assigned unto First Tennessee Bank National Association by instrument of record in Book 7395, page 217, Register's Office for Davidson County, Tennessee; 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 7926, page 334, 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: September 7, 14 and 21, 1989; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 2nd day of October, 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, and sold said property to First Tennessee Bank National Association at the price of Forty Thousand and No/100 ($40,000.00) 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 Forty Thousand and No/100 ($40,000.00) 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. 104 on the Plan of Sherry Knights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for said County and more fully described as follows:
>
> Beginning on the southwesterly margin of Port Drive at the corner of lots Nos. 103 and 104; thence with a line between said two lots southwesterly 448 feet; thence South 69 deg. 30 minutes East 169 feet thence South 7 deg. 30 minutes West 40 feet to the corner of lots No. 104 and 105, thence with a line between two lots northeasterly 325 feet to the southwest margin of Port Drive thence with the same northwesterly 128 feet to the beginning.
>
> Being the same property conveyed to Robert A. Castleman, Jr. and wife, Jacqueline D. Castleman, by deed from Castleman Construction Company, Inc., of record in Book 3369, page 497, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 298 Port Drive, Madison, 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 and a Deed of Trust in favor of Third National Bank in Nashville of record in Book 4949, page 990, Register's Office for Davidson County, Tennessee.

WITNESS my hand on this 2nd day of October, 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 2nd day of October, 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 $40,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1989.

NOTARY PUBLIC

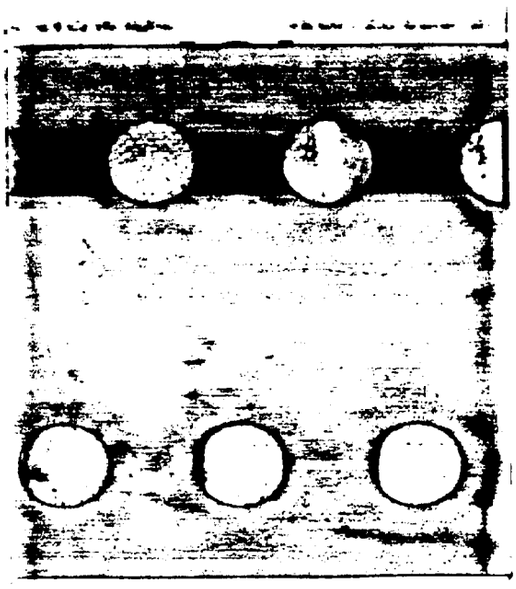
My commission expires: 11-10-91

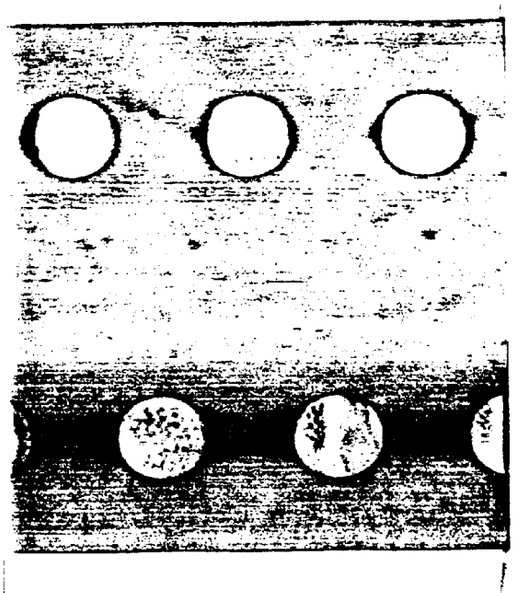
71728

IDENTIFICATION REFERENCE

Oct 4 3 29 PM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 579

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	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	9.00
TOTAL	142.00
CHECK	142.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/89 01 15:30 0001 3003

7.1.7.2 8.

IDENTIFICATION REFERENCE

OCT 4 3 29 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255214