PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

Box 15

BOOK 7966 PAGE 923

SUBSTITUTE TRUSTEE DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
Central Bank of the South P. O. Box 10566 Birmingham, AL 35296	Same	93-11-216 Field Bk # 13W-04500

WHEREAS, under a Deed of Trust, dated January 10, 1986 and recorded in Book 6760, page 659, Register's Office, Davidson County, 20 Academy Place, Ltd., a Tennessee limited partnership, conveyed to William T. Bozeman, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 14, 1989, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed Thomas W. Sager, as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Thomas W. Sager, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Thomas W. Sager, Substitute Trustee, did give twenty-one days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, and said advertisement appearing in the editions of said newspaper under the dates of September 7, 14, 21, 1989, stating that on September 28, 1989 at 10:00 a.m., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all matters hereon any recorded plans, any unpaid taxes which exist as a lien against property, any restrictive covenants, easements, or setback lines that may be applicable, any statutory

rights of redemption than otherwise waived in Deed of Trust, including rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances that may exist against property. This sale also subject to any matter that an accurate survey of the premises might disclose.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Thomas W. Sager, Substitute Trustee, offered said property for sale at public outcry and sold to Central Bank of the South for $63,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, I, Thomas W. Sager, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto Central Bank of the South hereinafter (referred to Grantee), its successors and assigns, the following described property, to wit:

> Being Lot #3 on the Plan of Subdivision of Lots Nos. 32, 33, and 34 of an unregistered plan of the University of Nashville lots, as of record in Minute Book G, Page 440, Chancery Court at Nashville.
>
> Said Lot No. 3 fronts 40 feet on the easterly side of Academy Place, formerly Asylum Street, and runs back between parallel lines, 160 feet to an alley.
>
> BEING the same property conveyed to 20 Academy Place, Ltd., a Tennessee limited partnership, by Deed of Keene Contractors, Inc., a Tennessee corporation, of record in Book 6760, page 656, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever.

I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 23rd day of October, 1989.

Thomas W. Sager

THOMAS W. SAGER,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Pierson a Notary Public in and for said County and State, Thomas W. Sager, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, on this the 23rd day of October, 1989.

Patricia A. Pierson
NOTARY PUBLIC

My commission expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Thomas W. Sager

Sworn to and subscribed before me this the 23rd day of October, 1989.

Patricia A. Pierson

My commission expires: 11-21-92

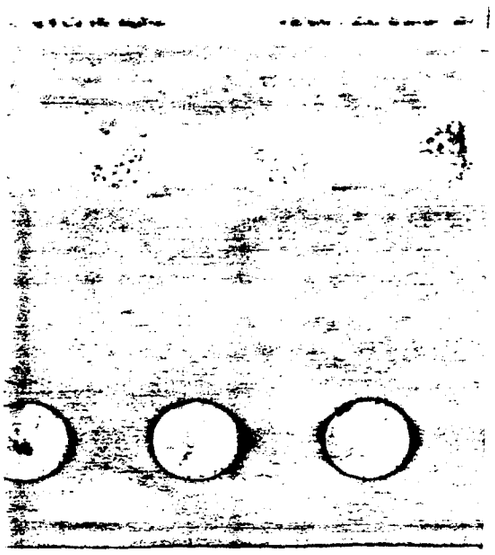
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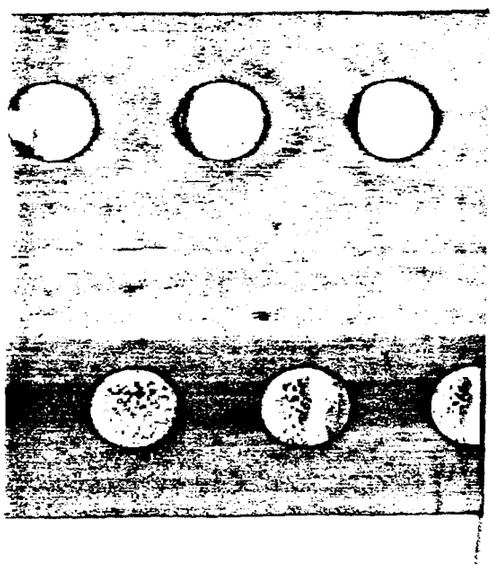
IDENTIF. REFERENCE

Oct 24 2 58 PM '89

FELIX Z. WILSON JR., REGISTER
DAVIDSON COUNTY TN.

RECEIPT TOTAL 10/24 0001 67.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7966 PAGE 926

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	63000.00
CON TX	207.90
PRFEE	1.00
WDEED	9.00
TOTAL	217.90
CASH	217.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/89 01 15:00 0001 8419

76279

IDENTIF. TREFERENCE

OCT 24 2 58 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260542