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
Box 484
Memphis, TN 38101

Map 94-01
Parcel 119.00

## 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 September 5, 1985, to Southeast Title of Tennessee, Inc., Trustee, executed by Kevin Mark Rood, as same appears of record in Book 6663, page 670 and rerecorded in Book 7913, page 811, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Southeast Title of Tennessee, Inc., 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 7943, page 589, 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 September 28, 1989, and subsequent insertions appearing on October 5, 1989, and October 12, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 25, 1989, at 11:10 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 THIRTY-FOUR THOUSAND THREE HUNDRED EIGHTY-ONE AND 40/100 ($34,381.40) 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:

> Being Lot No. 15 on the Plan of A. J. Caldwell's property being subdivision of Lot No. 3 of the N. H. Hobson's Subdivision, of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kevin Mark Rood by deed from Malinda L. Vaughn of record in Book 6663, page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 South 12th Street, Nashville, TN 37206.

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 31st day of October, 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 31st day of October, 1989.

Barbara L. Cuthbert
NOTARY PUBLIC

My commission expires: 5-13-90

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 7973 PAGE 586

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $34,381.40.

Marilyn Joan Patterson
Affiant

Sworn to and subscribed before me,
this 31st day of October, 1989.

Barbara L. Warren
Notary Public

My commission expires: 5-13-90

78473

IDENTIF. REFERENCE

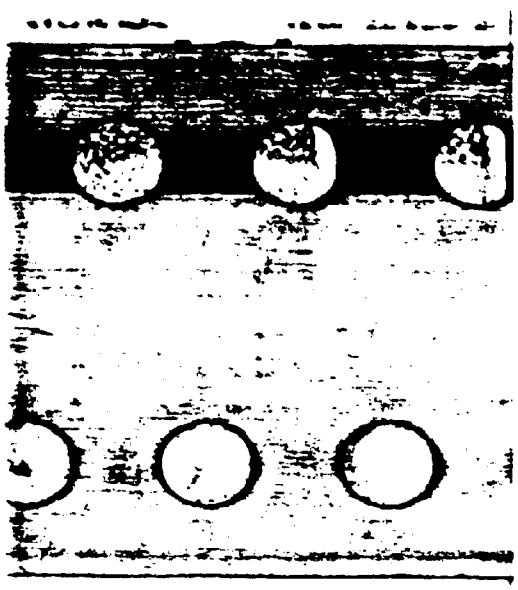
NOV 1 3 20 PM '89

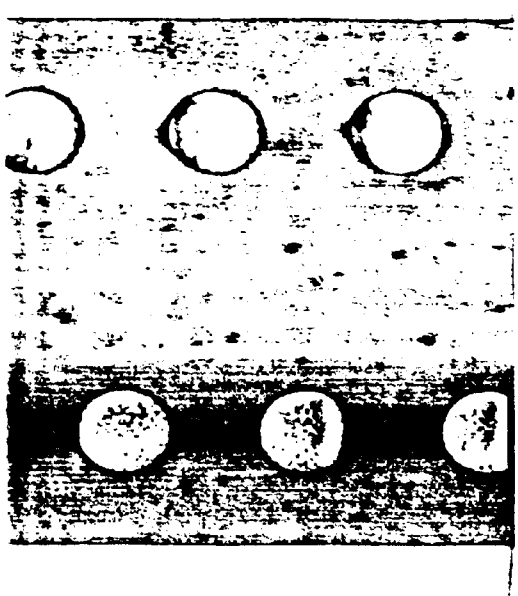
FELIX Z. ...
DAVIDSON ... TENN.

0206 11/01 0101 03CHECK 123.52



S:MJP103J893.MP





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7973 PAGE 587

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 34381.40 |
| | | | | CON TX 113.52 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 9.00 |
| | | | | TOTAL 123.52 |
| | | | | CHECK 123.52 |
| 11/01/89 | | 01 | 15:21 | 0001 0206 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78473

IDENTIF. TREFERENCE

Nov 1 3 20 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263100