THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

To: Box 36

SUBSTITUTE TRUSTEE'S DEED

BOOK 7977 PAGE 894

Name and Address of New Owner:

First Tennessee Bank NA
Public Square
Franklin, TN37064

Send Tax Bills To:

Same

Street Address of Subject Property:	Map-Parcel No:
8005 Montcastle Drive Nashville, Tennessee	155-2-A-2Co

THIS INSTRUMENT made and entered into on this the 3rd day of November, 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 October 22, 1987, of record in Book 7385, Page 774, Register's Office for Davidson County, Tennessee, Edward T. Rabbitt and Michael Bryant, conveyed to James M. McGrew, Jr. and John W. Moody II, Trustees for First Tennessee Bank National Association, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Two Hundred Ninety Three Thousand Two Hundred and No/100 ($293,200.00) Dollars; 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 7955, page 341, 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: October 12, 19 and 26, 1989; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 3rd day of November, 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 ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED SIXTY-SIX AND NO/100 ($ 114,366.00) 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 ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED SIXTY-SIX AND NO/100**** ($ 114,366.00) 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/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Lot No. 2 on the Plan of Montcastle Estates, as of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Edward T. Rabbitt and Michael Bryant by Quitclaim Deed from M.R.B., Joint Venture, as of record in Book 7385, page 772, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Lot 2, 8005 Montcastle Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto FIRST TENNESSEE BANK NATIONAL ASSOCIATION, its/their 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.

WITNESS my hand on this 3rd day of November, 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 3rd day of November, 1989.

Mary Ann Selley
NOTARY PUBLIC

My commission expires: 3-11-90

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $114,366.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 1989.

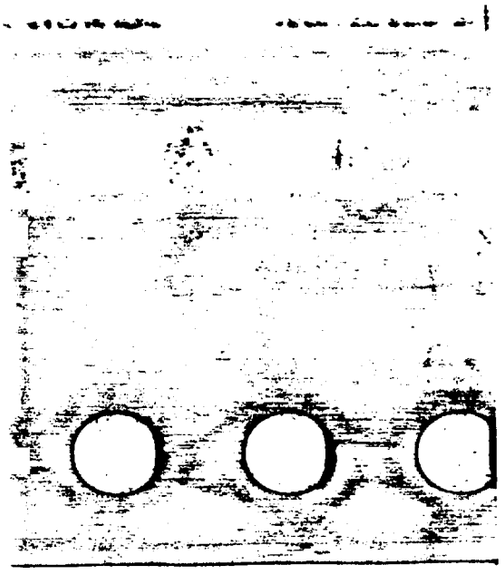
Mary Ann Selley
NOTARY PUBLIC

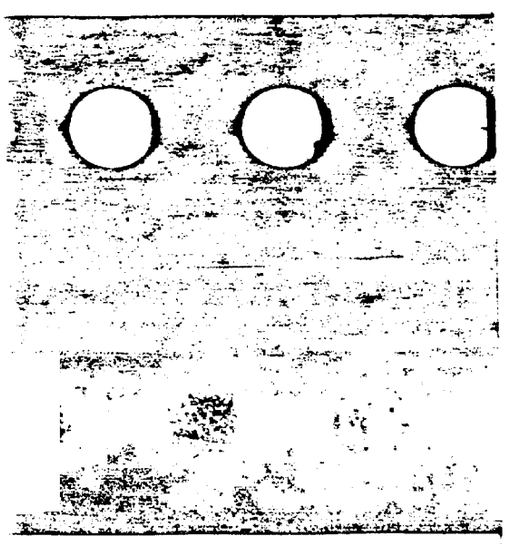
My commission expires: 3-11-90

IDENT. REFERENCE 79879

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
Nov 6 3 57 PM '89

189 11/03/89 01 83CHECK 387.52





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7977 PAGE 897

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	114366.00
CON TX	377.52
PRFEE	1.00
MDEED	9.00
TOTAL	387.52
CHECK	387.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/89 01 15:57 0001 1810

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Nov 6 3 57 PM '89

IDENTIF. TREFERENCE

7 9 8 7 9

No. 264684