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W3:mf16

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

BOOK 8033 PAGE 189

TO: Sovran Bank/Central South

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Sovran Bank/Central South Same 160-08; 102
One Commerce Place
Nashville, TN 37219

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.

J. Lee Ewing
Affiant

Subscribed and sworn to before me, this the 26th day of January, 1990.

Marilyn Lytle
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 3-27-93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated August 25, 1987, of record in Book 7336, page 370, as modified by instruments of record in Book 7640, page 451, and Book 7794, page 240, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Venture General Contractors, Inc., a Tennessee corporation, conveyed to Douglas S. Hale, 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 8011, page 872, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Douglas S. Hale, 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, January 26, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the The Nashville Record,

a newspaper of general circulation in Davidson County, Tennessee, on January 4, 1990, January 11, 1990, and January 18, 1990; 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, 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 Two Hundred Fifteen Thousand and No/100 Dollars ($215,000), 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 Epworth Subdivision, of record in Book 5200, page 745, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot; said description being incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Venture General Contractors, Inc., a Tennessee corporation, by deed from James H. Hillin and wife, Suzanne C. Hillin, of record in Book 7336, page 367, said Register's Office.

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 26th day of January, 1990.

Stephen C Baker, Substitute Trustee

Stephen C. Baker, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

REG 01/26 0101 03CHECK 715.50

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 within instrument for the purposes therein contained.

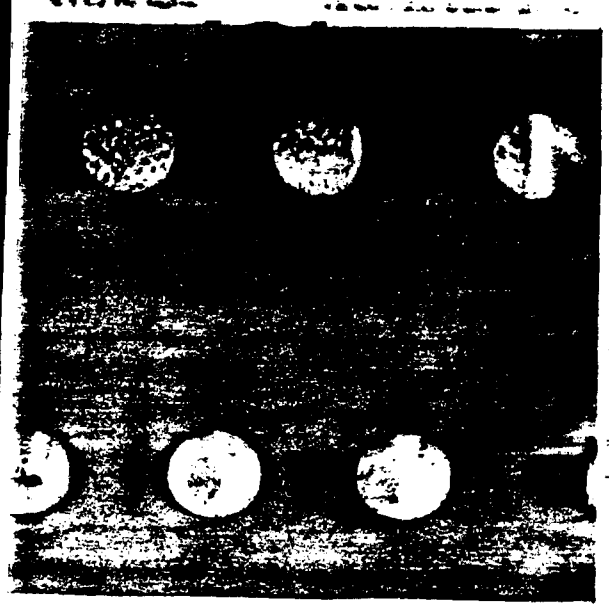
Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of January, 1990.

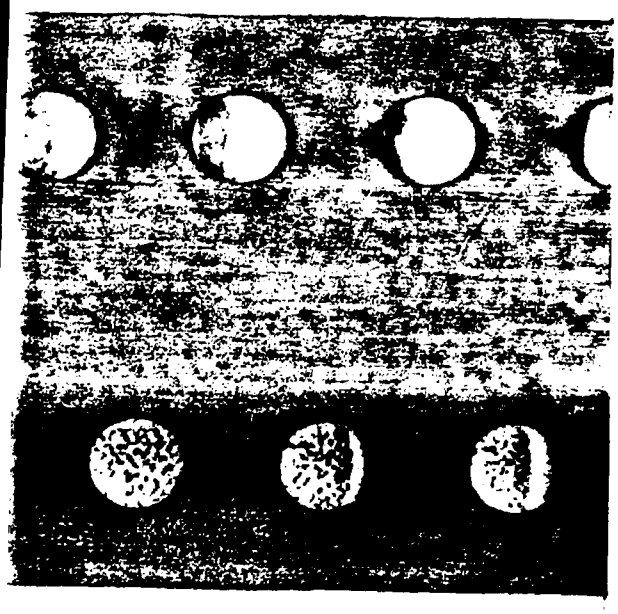
Marilyn Lytle
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-27-93

IDENTIF. REFERENCE





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 215000.00
CON TX 709.50
PRFEE 1.00
WDEED 6.00
TOTAL 716.50
CHECK 716.50

01/26/90 01 12:19 0001 6598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99307

IDENTIF. REFERENCE

JAN 26 12 22 PM '90

DAVIDSON COUNTY TN.

No. 287167