File 6

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Central South,
a Tennessee banking corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sovran Bank/Central South One Commerce Place Nashville, TN 37219	(same)	Map 86-7; Parcel 133

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 57,800.

x Matthew D. Allgood
Affiant

Subscribed and sworn to before me, this the 22nd day of February, 1990.

Stephen C Baker
Notary Public

My Comm. Expires: 10/9/91

STEPHEN C. BAKER NOTARY PUBLIC STATE AT LARGE

QUITCLAIM SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 15, 1987, of record in Book 7362, page 423, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", James Richard Deason and wife, Nancy L. Deason conveyed to Wallace Byron, 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 8033, page 531, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Wallace Byron, 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 February 22, 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 rights of redemption afforded by statute, 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 NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on February 1, 8, and 15, 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, Matthew Allgood, was the highest and best 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 Seven Thousand and No/100 Dollars ($7,000), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby quitclaim, 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. 284 on the Plan of Jackson's Retreat, Section 5A of record in Book 6250, page 309, Register's Office for said County.

Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extends back 117.81 feet on the westerly line and 110.27 feet on the southeasterly line to a dead line in the rear measuring 97.45 feet thereon.

Being the same property conveyed to James Richard Deason and wife, Nancy L. Deason by deed from Randall Phillips Builders, Inc., of record in Book 6645, page 720, 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 quitclaim, 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 22nd day of February, 1990.

Stephen C Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

6609 IDENTIF. TREFERENCE FEB 22 3 58 PM '90 DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Davidson

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.

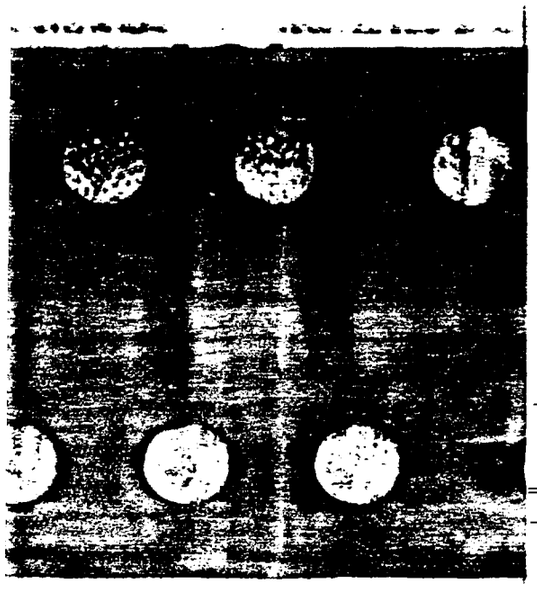
Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of February, 1990.

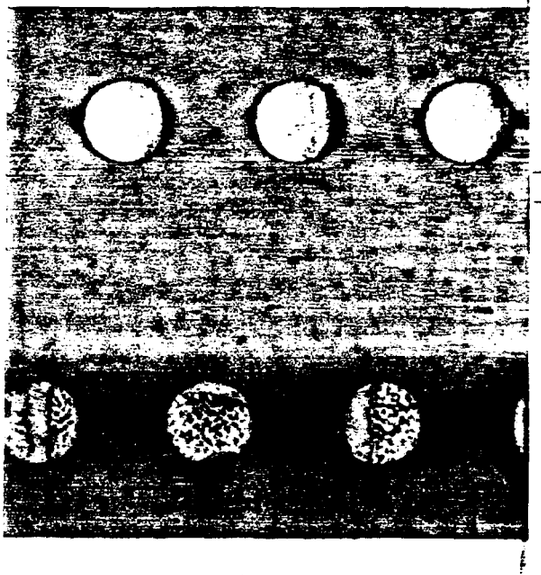
49237 02/22/90 03CHECK 197.74

Donna M. Brooks
NOTARY PUBLIC

My Commission Expires: May 8, 1991

DONNA M. BROOKS NOTARY PUBLIC AT LARGE OF TN.





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

RECEIVED OF _____

FOR _____

BOOK 8050 PAGE 424

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 57800.00
				CON TX 190.74
				PRFEE 1.00
				WDEED 6.00
				TOTAL 197.74
				CHECK 197.74
02/22/90	01			15:56 0001 4927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05609

IDENTIF. REFERENCE

FEB 22 3 58 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 294902