89-1481-SB (0013) STD

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
SOVRAN BANK
P. O. BOX 121999
NASHVILLE, TN, 37212

Box 22

87-13-42

SUBSTITUTE TRUSTEE'S DEED

BOOK 8056 PAGE 118

WHEREAS, on the First day of November, 1983, J. G. PALMER, was named Trustee in a Deed of Trust of even date executed by JAMES S. SWEENEY, JR.A ND WIFE, PATRICIA M. SWEENEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $55,200.00, principal and interest at 12.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6172, Page 527, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 7997, Page 266, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: February 1, 1990 / February 8, 1990 / February 15, 1990, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, March 1, 1990, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time SOVRAN BANK, P. O. BOX 121999, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 23,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to SOVRAN BANK, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

BEING LOT NO. 171 ON THE PLAN OF VALLEY GROVE SUBDIVISION, SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGE 480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPELTE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROGER RICHARDSON AND WIFE, MARILYN RICHARDSON, BY DEED FROM JAMES S. SWEENEY AND WIFE, PATRICIA M. SWEENEY OF RECORD IN BOOK 6172, PAGE 527, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to SOVRAN BANK, , all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being soley as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this First day of March, 1990.

I. DYKE TATUM
Substitute Trustee

07602

IDENTIF. REFERENCE

MAR 2 9 51 AM '90

DAVIDSON COUNTY TN.

8683 03/02 0101 03CHECK 82.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

BOOK 8056 PAGE 119

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this First day of March, 1990.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 23,000.00.

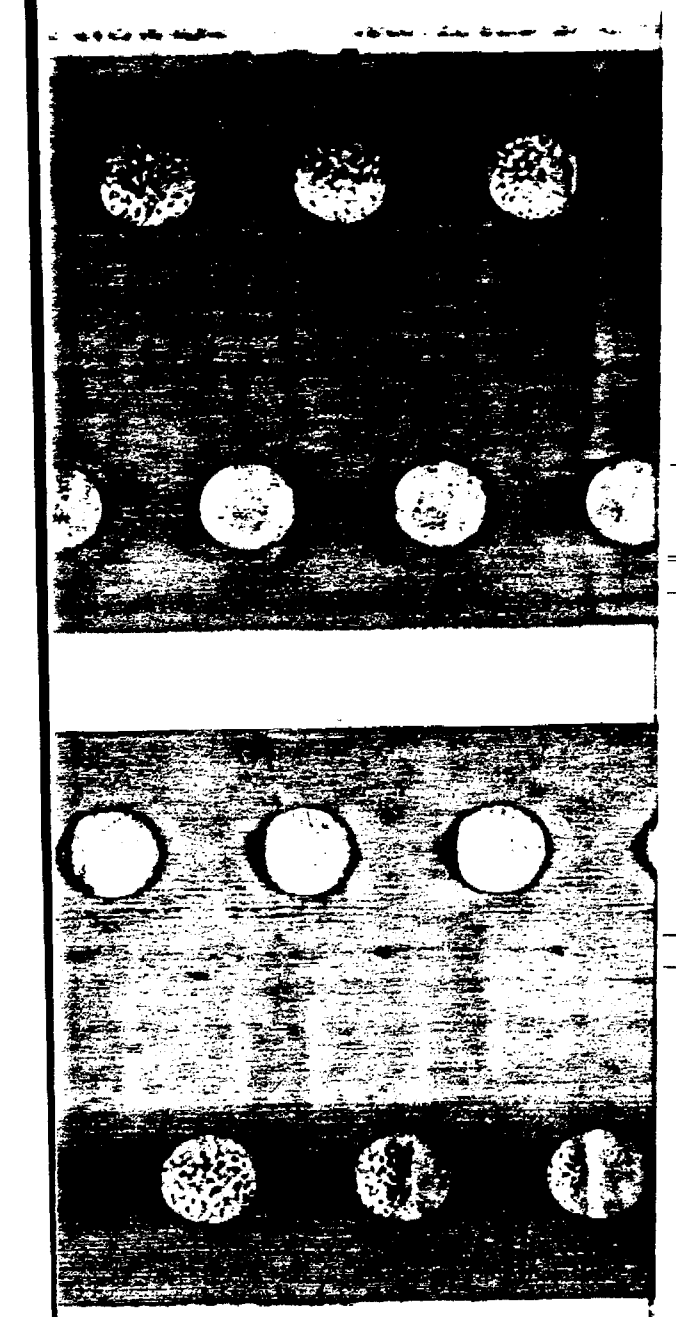
Affiant

Subscribed and sworn to before me, this First day of March, 1990.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203



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

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 120

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 23000.00
CON TX 75.90
PRFEE 1.00
WDEED 6.00
TOTAL 82.90
CHECK 82.90

03/02/90 01 09:51 0001 8683
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07602

IDENTIF. REFERENCE

MAR 2 9 51 AM '90

DAVIDSON COUNTY TN.

No. 297195