Box 58 MJP

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Fl., Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

Map 149-5
Parcel 189

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 16, 1988, to David J. Guilford, Trustee, executed by Leife Olandese and wife, Patsy Olandese, as same appears of record in Book 7654, page 698, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed David J. Guilford, 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 8021, page 540, 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 January 25, 1990, and subsequent insertions appearing on February 1, 1990, and February 8, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 2, 1990, at 11:00 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 SOVRAN MORTGAGE CORPORATION at and for the sum of EIGHTY THREE THOUSAND ONE HUNDRED FOURTEEN AND 00/100 ($83,114.00) 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 SOVRAN MORTGAGE CORPORATION, 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 SOVRAN

MORTGAGE CORPORATION, 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:

> Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 126B on the zone lot division of Lot No. 126 on the Plan of Pebble Trace, Section 1, said zone lot division being of record in Plat Book 6900, page 662, amending the plat of record in Plat Book 6900, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Leif Olandese and wife, Patsy Olandese by deed from Southland II, Ltd., a Tennessee limited partnership of record in Book 7654, page 695, Register's Office for Davidson County, Tennessee. This property was vested in Leif Olandese by Divorce Decree recorded in Book 7860, page 841, said Register's Office. By Quitclaim Deed recorded in Book 7995, page 115, Patsy Florence (Olandese) Shreve conveyed her interest to Leif Olandese.

This is improved property known as 2320 Rader Ridge Road, Antioch, Tennessee 37013.

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 SOVRAN MORTGAGE CORPORATION, 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 6th day of March, 1990.

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 6th day of March, 1990.

Barbara J. Warren
NOTARY PUBLIC

My commission expires: May 13 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $83,114.00.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 6th day of March, 1990.

Barbara J. Warren
Notary Public

My commission expires: May 13, 1990

09744

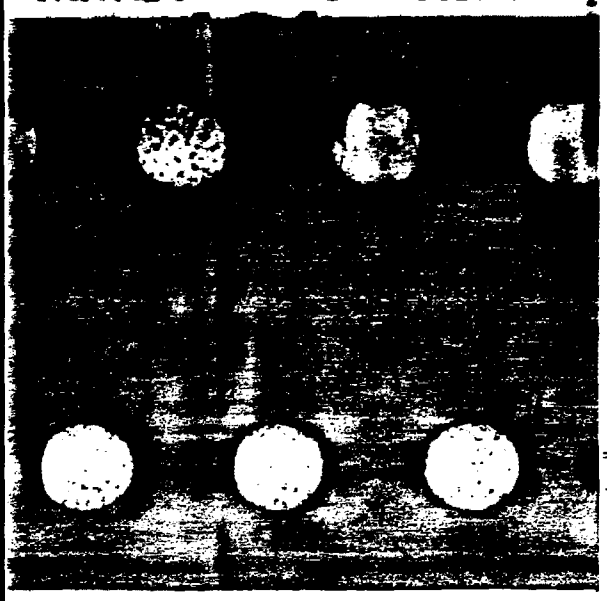
IDENTIF. REFERENCE

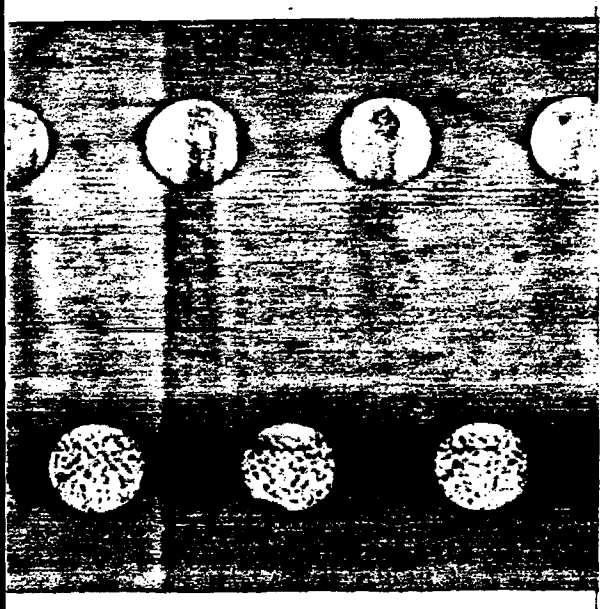
Mar 9 2 53 PM '90

DAVIDSON COUNTY T...

117 03/09 0101 03CHECK 284.23

5:MJP0305901.WP





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

RECEIVED OF _____

FOR _____

BOOK 8061 PAGE 794

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

MAMT 83114.00
MOR TX 274.23
PRFEE 1.00
WDEED 9.00
VOID
MAMT 83114.00-
VOID
MOR TX 274.23-
CAMT 83114.00
CON TX 274.23
TOTAL 284.23
CHECK 284.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

097444 IDENTIF. REFERENCE MAR 9 2 53 PM '90 DAVIDSON COUNTY 03/09/90 01 14:50 0001 1177

No. 299662