This instrument prepared by:
Eva M. Lemeh
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
201 Fourth Avenue, North
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Central South Public Square Franklin, TN 37065-0220	Same	142-8-A 30-CO Field Book No.: 9D-2183

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of April, 1990, by Julian L. Bibb, Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated June 9, 1986, of record in Book 6881, page 182, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Walter W. Thrailkill and Sheila W. Thrailkill conveyed to Alan L. Saturn, Trustee, the hereinafter described real estate, to secure payment to Sovran Bank/Central South (formerly Williamson County Bank) (the "Lender") of a certain Promissory Note and other indebtedness described therein; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared such Deed of Trust to be in default, and notice was given of such default to Walter W. Thrailkill, Sheila W. Thrailkill, Lawrence D. Wilson, and Loraine Wilson in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the indebtedness, the Lender, appointed Julian L. Bibb to serve as Substitute Trustee in place of Alan L. Saturn in accordance with the terms of said

Deed of Trust by an instrument of record in Book 8067, page 467, Register's Office for said County; and

WHEREAS, the lawful holder of the indebtedness secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 11:00 A.M. on April 13, 1990, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 22, 1990, March 29, 1990, April 5, 1990 and April 12, 1990, and sent a copy of such notice to Walter W. Thrailkill, Sheila W. Thrailkill, Lawrence D. Wilson, and Loraine Wilson and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Sovran Bank/Central South, at the price of Thirty Thousand and no/100 Dollars ($30,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Thirty Thousand and no/100 Dollars ($30,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Sovran Bank/Central South, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being part of Coronada, a Condominium, as shown on the Plat of record in Book 4860, page 26, said Register's Office, and being more particularly described as follows:

UNIT NO. 30 on said Plat as established by and described in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc., of record in Book 4901, page 679, said Register's Office, as amended in Book 5202, page 329, said Register's Office, and in Book 5306, page 241, said Register's Office, and in Book 4901, page 702, said Register's Office.

BEING the same property conveyed to Walter W. Thrailkill and wife, Sheila W. Thrailkill by deed from Billie Jo Spears Walton and husband, Douglas J. Walton, of record in Book 6858, page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence D. Wilson, et. ux. by deed from Walter W. Thrailkill and wife, Shelia W. Thrailkill, of record in Book 7319, page 748, Register's Office of Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption and all other rights of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid ad valorem taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Julian L. Bibb
JULIAN L. BIBB,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Sandusky, a Notary Public of the State and County aforesaid, personally appeared JULIAN L. BIBB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office, this 13th day of April, 1990.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty Thousand and no/100 Dollars ($30,000.00).

Affiant

Subscribed and sworn to before me this the 13th day of April, 1990.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

18782

IDENTIF. REFERENCE

APR 13 12 20 PM '90

1115 04/13 0101 03CHECK 112-00

3832Z/3-15-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8088 PAGE 68

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 12.00
TOTAL 112.00
CHECK 112.00

04/13/90 01 12:17 0001 1115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118782

IDENTIF. REFERENCE

APR 13 12 20 PM '90

DAVIDSON COUNTY

No. 310230