w3:jlr663

BOOK 8143 PAGE 503

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Central South

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Sovran Bank/Central South
One Commerce Place Map 105-6; 199
Main Office (same) Map 105-7; 24
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 $150,000.

x Matthew D. Allgood, Banking Officer
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1990.

Jeanette T. Rimmer
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 25, 1987, of record in Book 7421, page 298, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Saundra A. Lewis, Trustee, with full power to sell, mortgage, transfer and convey without the joinder of any other person and Saundra A. Lewis, individually and husband, John W. Lewis, Jr., conveyed to Scott C. Williams, 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 8122, page 294, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Scott C. Williams, 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 July 2, 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 June 7, 14, and 21, 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 One Hundred Fifty Thousand and No/100 ——— Dollars ($150,000), 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:

SEE EXHIBIT A ATTACHED HERETO

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 2nd day of July, 1990.

Stephen C. Baker, Substitute Trustee
Stephen C. Baker,
Substitute Trustee

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 2nd day of July, 1990.

Jeanette F. Rimmer
NOTARY PUBLIC

My Commission Expires: 11/10/91

EXHIBIT A

TRACT I:
Being Lot No. 6 on the Plan of Mrs. Matilda Alloway's Subdivision of Lot No. 5, Horton Plan, as of record in Book 161, page 143, said Register's Office.

Said Lot No. 6 fronts 48-½ feet on the easterly side of 8th Avenue South and runs back between lines 180 feet to an alley, measuring 47-½ feet thereon.

Being the same property conveyed to Saundra A. Lewis, Trustee, with full power to sell, mortgage, transfer and convey without the necessity of the joinder of any other person, by deed from Birchdale Equity Company, a partnership, of record in Book 5898, page 707, said Register's Office.

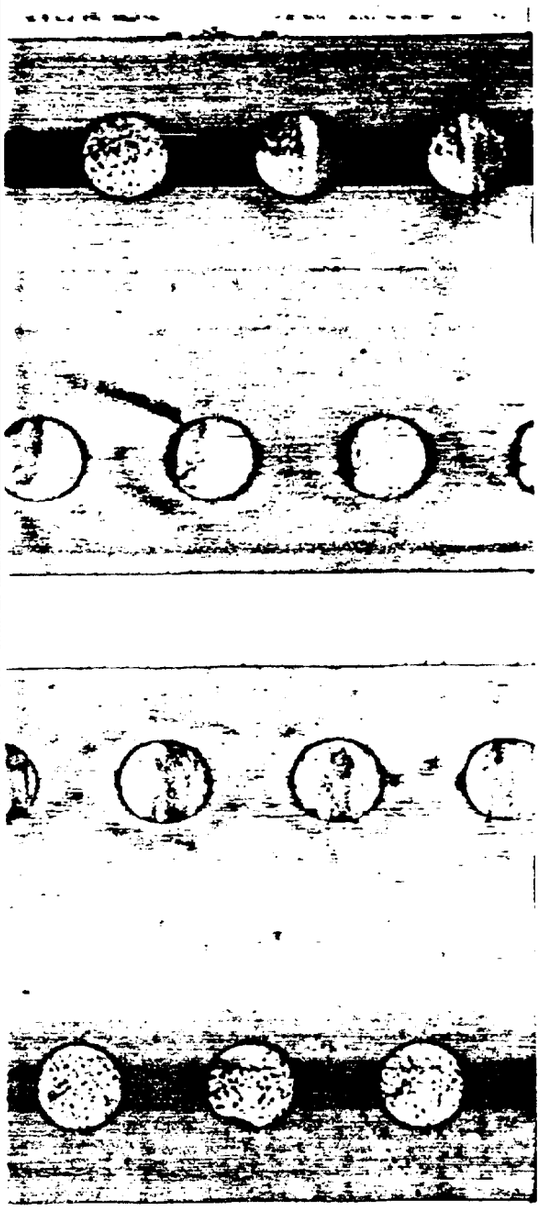
TRACT II:
Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Book 36, page 117, said Register's Office, and in Plan Book 1, page 35, Chancery Court at Nashville, to which plan reference is here made for a complete legal description.

Being the same property conveyed to Saundra A. Lewis by deed from William C. McCullough and wife, Araminta M. McCullough, of record in Book 5208, page 488, said Register's Office.

5454 07/02 0101 03CHECK 505.00

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Jul 2 12 20 PM '90



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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 9.00
TOTAL 505.00
CHECK 505.00

07/02/90 01 12:22 0001 6454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38349

IDENTIFICATION

JUL 2 12 20 PM '90

FELIX Z. WILSON, II

No. 333353