D+E
MTL

W3:MF145

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

3710 07/26 0101 03CHECK 72.70

TO: Sovran Bank/Central South

BOOK 8160 PAGE 740

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Sovran Bank/Central South | Same | Map 92-1 |
| One Commerce Place | | Parcel 120 |
| Nashville, Tennessee 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 $19,000.

J. D. Atkins AVP
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1990.

Notary Public

My Comm. Expires: 3-27-93

NOTARY PUBLIC AT LARGE STATE OF TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 30, 1989, of record in Book 7858, page 26, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Mary E. McWherter, unmarried, conveyed to D. J. Atkins of Chesterfield Co., VA and Harold I. Brooks of Henrico Co., VA, Trustees, 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 8140, page 551, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of D. J. Atkins of Chesterfield Co., VA and Harold I. Brooks of Henrico Co., VA, Trustees; 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 Thursday, July 26, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public auction to the highest bidder, free from equity of redemption, statutory right of redemption, all right of homestead and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, 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 July 5, 1990, July 12, 1990, and July 19, 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, J. Lee Snodgrass, 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 Nineteen Thousand and No/100 Dollars ($ 19,000), 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:

Land in Davidson County, Tennessee, being Lot No. 17 of Block 25 on the Plan of Midway as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the easterly side of Indiana Avenue, now 32nd Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary E. McWherter by deed from Emma M. Thorne, David Lee Bryant, Lula Gilbert, Lera Jackson, George Morris Hall, Jack Hall and Christine Morton, being the only heirs-at-law of Robbie Lee Smith, deceased, of record in Book 7858, page 23, Register's Office for Davidson County, Tennessee,

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 26th 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 26th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 3-27-93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

44405.

IDENTIFICATION REFERENCE

JUL 26 12 20 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 743

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 19000.00
CON TX 62.70
PRFEE 1.00
WDEED 9.00
TOTAL 72.70
CHECK 72.70

07/26/90 01 12:22 0001 3710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44405.

IDENTIFICATION REFERENCE

JUL 26 12 20 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340503