w3:jlr777

FROM: Stephen C. Baker
TRUSTEE

TO: Union Planters National Bank

BOOK 8166 PAGE 312

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Union Planters National Bank 3904 Hillsboro Road Nashville, TN 37215	(same)	Map 116-6; Parcel 34

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 $ 505,000 .

x Don M. Hyde
Affiant

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

Jeanette F. Romer
Notary Public

My Comm. Expires: 11/16/91

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 20, 1989, of record in Book 7824, page 187, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Fred S. Kahn, unmarried conveyed to Stephen C. Baker, 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 owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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, August 2, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public auction to the highest bidder for cash, at public outcry, free from all legal or statutory right of redemption, including but not limited to that statutory right of redemption as set forth in Tennessee Code Annotated Section 66-8-101, and free from all 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 July 12, 19, and 26, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Union Planters National Bank, acting through its agent Don M. Hyde , was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Union Planters National Bank, acknowledges receipt of the sum of Five Hundred Five Thousand and No/100 Dollars ($505,000), 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 Union Planters National Bank, 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. 4 on the plan of Bonaventure Place, of record in Book 5200, page 424, as revised in Book 5200, page 448, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Fred S. Kahn by deed from Adell Robinson Bernard and husband, Stanley Bernard, of record in Book 6124, page 790, said Register's Office.

There is conveyed with the above described individual planned unit development lot an undivided interest in and to the general and/or restricted common areas and facilities of Bonaventure Place, as said areas are set forth and defined in covenants, conditions, and restrictions of record in Book 5901, page 295, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Union Planters National Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto Union Planters National Bank, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 2nd day of August, 1990.

Stephen C Baker, Trustee

Stephen C. Baker,
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, 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 August, 1990.

Jeanette F. Ramer

NOTARY PUBLIC

My Commission Expires: 11/10/91

46426

RECEIVED FOR RECORD
AUG 2 1 15 PM '90
PEGGY Z WILSON REGISTER
DAVIDSON COUNTY, TN

409 08/02 0101 03CHECK 1673.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 314

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
				505000.00
				CON TX 1666.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 1673.50
				CHECK 1673.50
			08/02/90 01	13:18 0001 6409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46426

PRESENTED FOR REFERENCE

AUG 2 1 15 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 342880