Box 38 M3P

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

Send Tax Bills to New Owner(s):
First Tennessee Bank National Assoc.
Box 84
Memphis, TN 38101

Map 108-12-A
Parcel 36

BOOK 8166 PAGE 704

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 August 24, 1987, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Steven M. Schlesinger and wife, Tamara L. Schlesinger, as same appears of record in Book 7336, page 746, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, 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 8126, page 398, 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 June 28, 1990, and subsequent insertions appearing on July 5, 1990, and July 12, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 31, 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION at and for the sum of FORTY-FIVE THOUSAND TWO HUNDRED SIXTY-NINE AND 00/100 ($45,269.00) 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION, 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 FIRST

TENNESSEE BANK NATIONAL ASSOCIATION, 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 Davidson County, Tennessee, being Unit No. 36 on the Plan of QUAIL VALLEY, SECTION 4, Phase VII, on the condominium site plan of record in Book 5200, page 522, said Register's Office, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Steven M. Schlesinger and wife, Tamara L. Schlesinger, by deed from Ferco, Ltd., of record in Book 7336, page 743, Register's Office for Davidson County, Tennessee.

This is improved property known as 3306 Quail View Drive, Nashville, Tennessee 37214.

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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION, 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 2nd day of August, 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 2nd day of August, 1990.

Kathleen Ward
NOTARY PUBLIC

My commission expires: January 23, 1993

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 $45,269.00.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 3rd day of August, 1990.

Kathleen Ward
Notary Public

My commission expires: January 23, 1993

46540

IDENTIFICATION REFERENCE

AUG 2 3 31 PM '90

6534 08/02 0101 03CHECK 159.49

5:MJP0801902.WP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8166 PAGE 707

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 45269.00
CON TX 149.49
PRFEE 1.00
WDEED 9.00
TOTAL 159.49
CHECK 159.49

08/02/90 01 15:34 0001 6534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46540

AUG 2 3 31 PM '90

No. 343005