This instrument prepared by:
Elizabeth M. Adams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8180 PAGE 211

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Central South Public Square P. O. Box 220 Franklin, TN 37064	Same	90-16-164 Field Book No. 8DA-33237

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 1st day of August, 1990, by Overton Thompson III, Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated the 22nd day of April, 1987, of record in Book 7212, page 37, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), William R. Coleman and wife, Serena Coleman, conveyed to Robert C. Goodrich, Jr., Trustee, the hereinafter described real estate, to secure payment to Sovran Bank/Central South of a Note dated April 22, 1987, executed by Elizabeth Ann Coleman, in the original principal amount of Forty-Seven Thousand, Nine Hundred Fifty-Seven and 54/100 Dollars ($47,957.54) (the "Note") and to secure payment of a Guaranty of said Note executed by William R. Coleman and Serena Coleman; 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 the Deed of Trust and Note and Guaranty to be in default, and notice was given of such default as 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 Note and the Guaranty, Sovran Bank/Central South, appointed Overton Thompson III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8062, page 980, Register's Office for said County; and

WHEREAS, the lawful holder of the Note 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 in The Nashville Record that the property would be sold at 11:00 a.m. on Wednesday, August 1, 1990, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper as required by the Deed of Trust; 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 $24,918.71, this being the highest, last and best bid.

NOW, THEREFORE, I, Overton Thompson III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of $24,918.71, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 664 on the Map of Charlotte Park, Section Eleven, as of record in Book 2900, pages 79 and 80, Register's Office for said County.
>
> Said Lot No. 664 fronts 75.0 feet on the northeasterly side of River Rouge Drive and extends back 208.9 feet on the northwesterly line, and 204.2 feet on the southeasterly line, to a line in the rear on which it measures 75.0 feet.
>
> Being the same property conveyed to William R. Coleman and wife, Serena Coleman, by Deed from J. Douglas Wright and J. Douglas Wright, Jr., of record in Book 3312, page 371, Register's Office for 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 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 are of record.

(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.

OVERTON THOMPSON III,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, this 1st day of August, 1990.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

2458 08/22 0101 03CHECK 95.17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $24,918.71 Dollars ($24,918.71).

Julian L. Bill
Affiant

Subscribed and sworn to before me this the 22nd day of August, 1990.

Kay Sandusky
Notary Public

My commission expires: 11/10/91

51549

IDENTIFICATION REFERENCE

Aug 22 12 42 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

2806S/07-24-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8180 PAGE 215

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 24918.71

CON TX	82.17
PRFEE	1.00
WDEED	12.00
TOTAL	95.17
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	95.17

08/22/90 01 12:45 0001 2458

5154y

AUG 22 12 42 PM '90

No. 348861