BOOK 8182 PAGE 760

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):
Sovran Mortgage Corporation
P. O. Box 26388
Richmond, VA 23260-6388

Map: 94-16
Parcel: 19

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 April 21, 1983, to Warren H. Wild, Jr., Trustee, executed by Raymond Ludlow Mitchell, Jr. and wife, Judy Fay Massey Mitchell, as same appears of record in Book 6045, page 29, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Warren H. Wild, Jr., 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 8150, page 506, 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 July 26, 1990, and subsequent insertions appearing on August 2, 1990, and August 9, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 21, 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 **SOVRAN MORTGAGE CORPORATION** at and for the sum of Forty Four Thousand One Hundred Forty Nine and 93/100 ($44,149.93) 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 **SOVRAN MORTGAGE CORPORATION** 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 **SOVRAN MORTGAGE CORPORATION**, 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:

> BEING Lot No. 22 on the Map of Spence Circle, of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at a point in the easterly margin of Spence Circle, the corner of lots 21 and 22; thence with the line between said lots, easterly 160 feet to a point; thence southerly 60.45 feet to a concrete monument in the north line of a 50-foot unnamed street; thence with the north line of said unnamed street, westerly 132.9 feet to a concrete monument at the beginning of curve; thence around said curve northwesterly 43.9 feet to a concrete monument in the easterly margin of Spence Circle; thence with the margin of the same, northerly 64.25 feet to the beginning.
>
> Being the same property conveyed to Herman E. McFarland and wife, Cassie McFarland, by deed from Raymond Ludlow Mitchell, Jr. and wife, Judy Fay Massey Mitchell of record in Book 6059, page 723, Register's Office for Davidson County, Tennessee.

This is improved property known as 316 Spence Circle, Nashville, Tennessee 37210.

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 **SOVRAN MORTGAGE CORPORATION**, 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 24th 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 24th day of August, 1990.

Kathleen Ward
NOTARY PUBLIC

My commission expires: January 22, 1993

3582 08/27 0101 03CHECK 155.53

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 $44,149.93.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 24th day of August, 1990.

Kathleen Ward
Notary Public

My commission expires: January 22, 1993

5251.4

IDENTIFICATION REFERENCE

AUG 27 11 31 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

5:MJP0824901.JP



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 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	44149.93
CON TX	145.53
PRFEE	1.00
WDEED	9.00
TOTAL	155.53
CHECK	155.53

08/27/90 01 11:36 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5251.4

IDENTIFICATION REFERENCE

AUG 27 11 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349972