Box 38 #72

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
Box 474
Memphis, TN 38101

Map 107-5
Parcel 146

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 May 26, 1988, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Michael E. Stagner and wife, Sherry L. Stagner, as same appears of record in Book 7585, page 771, 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 8161, page 776, 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 August 2, 1990, and subsequent insertions appearing on August 9, 1990 and August 16, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 29,1990, at 11:10 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 Thirty Seven Thousand Three Hundred Fifty Four and no/100 ($37,354.00) 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:

> BEING Lot No. 144 on the plan of Bel-Air Subdivision, Section 2, as of record in Book 2900, pages 29-32, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at an iron pin in the easterly margin of Elissa Drive at the northwest corner of Lot 143; thence northwesterly with said margin of Elissa Drvie 75 feet to a concrete monument; thence northwardly and eastwardly around a curve having a radius of 20 feet, 31.4 feet to a concrete monument in the southerly margin of Pamela Drive; thence with said margin of Pamela Drive eastwardly 18 feet to a concrete monument; thence continuing westwardly with said margin 59.8 feet to an iron pin at the northwest corner of Lot 145; thence southeastwardly with the west line of Lot 145, 91.7 feet to a point the common corner of Lots 144, 145, and 143; thence southwestwardly with the north line of Lot 143, 32 feet to the point of beginning.
>
> Being the same property conveyed to Michael E. Stagner and wife, Sherry L. Stagner, by deed from Wayne M. Baltz and wife, Lisa D. Baltz, of record in Book 7585, page 768, Register's Office for Davidson County, Tennessee.

This is improved property known as 1901 Pamela Drive, Nashville, Tn 37217.

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 24 day of August, 1990.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

5:MJP0830904.JP

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 30th 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 $37,354.00.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 30th day of August, 1990.

Kathleen Ward
Notary Public

My commission expires: January 23 1993

54190

AUG 31 3 50 PM '90

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

AUG 31 '90 0101 DAVIDSON 133.42

5:MJP0830904.JP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 132

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 37354.00
CON TX 123.42
PRFEE 1.00
WDEED 9.00
TOTAL 133.42
CHECK 133.42

08/31/90 01 15:54 0001 5555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54190

IDENTIFICATION

Aug 31 3 50 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 351926