p4116

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8216 PAGE 341

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Sovran Bank/Central South One Commerce Place Tenth Floor Nashville, Tennessee 37219	Same	92-8-98 03W 01000

9715 10/12 0101 03CHECK 76.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 23, 1986, executed by Larry Davis and wife, Annie B. Davis a/k/a Anne Davis, to Stephen C. Baker, Trustee, which is recorded in Book 6934, page 267, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sovran Bank/Central South formerly Commerce Union Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6934, page 267, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III and Marshall L. Hix Substitute Trustees by an instrument of record in Book 8183, page 900, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time, on Thursday, October 11, 1990, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty Thousand and No/100 Dollars ($20,000.00) by Sovran Bank/Central South (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

BWSJM1243
10/03/90(rdm)

NOW, THEREFORE, in consideration of the premises and sum of Twenty Thousand and No/100 Dollars ($20,000.00) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plat of the Power Property, as of record in Book 421, page 65, Register's Office for said County.

Said Lot No. 24 fronts 87 feet on the northerly side of Pearl Street and runs back 170 feet on the westerly line and 175.5 feet on the easterly line, with the westerly margin of 18th Avenue, North, to an alley, and shows 45 feet on said alley

TRACT NO. II:

Land in Davidson County, Tennessee being Lot No. 22 in the subdivision of the Power Property, a plan of which is of record in Book No. 421, Page 65, of the Register's Office of Davidson County, Tennessee. Said Lot No. 22 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 170 feet to a 15 foot alley.

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 23 in the subdivision of the Power Property, a plan of which subdivision is of record in Book No. 421, page 65, of the Register's Office of Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 170 feet to a 15 foot alley in the rear.

TRACTS NOS. I, II AND III being the same property conveyed to Larry Davis by deed from Susie Mai Jumpper Robinson and husband, James Robinson, of record in Book 6849, page 282, Register's Office for Davidson County, Tennessee.

Said property is known as 1800 Pearl Street, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

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THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 11th day of October, 1990.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 1990.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn before me on this 11th day of October, 1990.

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

BWSJM1243
10/03/90(rdm)

RECEIVED
OCT 12 10 40 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

9 4 5 4 5

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8216 PAGE 344

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 20000.00
CON TX 66.00
PRFEE 1.00
WDEED 9.00
TOTAL 76.00
CHECK 76.00

10/12/90 01 10:41 0001 9715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64545

IDENTIF. TREFERENCE

OCT 12 10 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363970