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 32360-6388

Map 107-13
Parcel 105

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 July 10, 1984, to Michael L. Padalino, Trustee, executed by Patrick E. Brown and wife, Judith M. Brown, as same appears of record in Book 6335, page 713, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Michael L. Padalino, 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 8193, page 615, 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 September 20, 1990 and subsequent insertions appearing on September 27, 1990 and October 4, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 30, 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 Two Thousand Seven Hundred Forty Eight and No/100 ($42,748.00) 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 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. 274 on the Map of the First Addition to Miro Meadows, as of record in Book 1424, page 107, said Register's Office, and described as follows:
>
> Beginning at a point in the south margin of Thompson Place at the corners of Lots Nos. 274 and 275; thence with the line between said lots, southerly 158.4 feet to a point; thence westerly 107.9 feet to the east margin of Catina Drive; thence with the margin of the same; northerly 140 feet to the beginning of a curve; thence around said curve northeasterly 28.24 feet to the south margin of Thompson Place; thence with the margin of the same easterly 66.5 feet to the beginning.
>
> Being the same property conveyed to Tony K. Towery and wife, Tedi Y. Towery by deed from Patrick E. Brown and wife, Judith M. Brown of record in Book 7540, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as 1201 Thompson Place, Nashville, Tennessee, 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 SOVRAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever. 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 31st day of October, 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 31st day of October, 1990.

Kathleen Ward
NOTARY PUBLIC

My commission expires January 23, 1993

3490 11/01 0101 03CHECK 150.91

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 $42,748.00.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 31st day of October, 1990.

Kathleen Ward
Notary Public

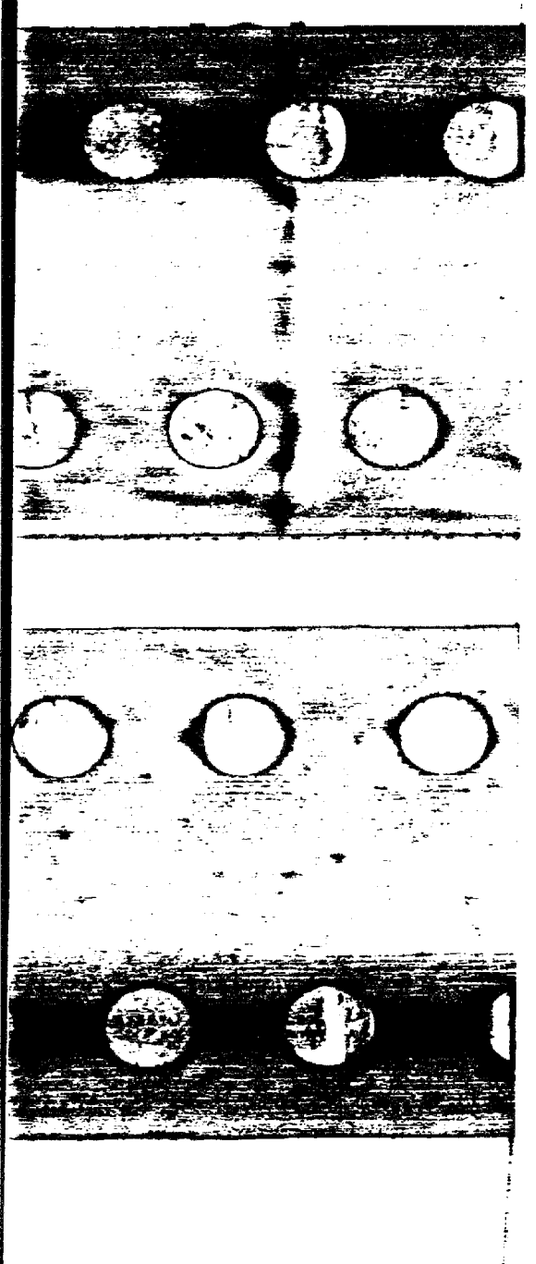
My commission expires: January 23, 1993

69334

IDENTIF. REFERENCE

Nov 1 11 28 AM '90

DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8229 PAGE 14

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 42748.00
CON TX 140.91
PRFEE 1.00
WDEED 9.00
TOTAL 150.91
CHECK 150.91

11/01/90 01 11:28 0001 3490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69334

IDENTIF. REFERENCE

NOV 1 11 28 AM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 369566