This Instrument Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank National Association
Box 474
Memphis, Tn 38101

Map:58-11
Parcel: 166

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 December 12, 1985, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Theodore Chisom and wife, Deborah M. Chisom, as same appears of record in Book 6742, page 278, 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 J. Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8208, page 861, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. 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 October 11, 1990, and subsequent insertions appearing on October 18, 1990, and October 25, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 14, 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION at and for the sum of Fifty Seven Thousand Two Hundred Fifty Four and 65/100 ($57,254.65) 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 J. 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:

> Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Section 3, Royal Hills, of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 91 fronts 78.00 feet on the northerly margin of Judith Drive and extends back 141.86 feet on the easterly line and 131.17 feet on the westerly line to a dead line in the rear, measuring 79.08 feet thereon.
>
> Being the same property conveyed to Theodore Chisom and wife, Deborah M. Chisom by deed from Elsie L. Harding of record in Book 6742, page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as 544 Judd Drive, Nashville, Tennessee, 37218.

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. The said Marilyn J. 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 J. Patterson, as Substitute Trustee, has executed this instrument on the 15th day of November, 1990.

Marilyn J. Patterson

MARILYN J. 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 J. 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 15th day of November, 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 $57,254.65.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me, this 15th day of November, 1990.

Kathleen Ward
Notary Public

My commission expires: January 23, 1993

73759

IDENTIF. REFERENCE

Nov 19 3 01 PM '90

DAVIDSON COUNTY TN.

TAX PAID 2101 CHECK 199.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8240 PAGE 509

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 57254.65
CON TX 189.09
~~PRFEE 1.00~~
~~WDEED 9.00~~
TOTAL 199.09
CHECK 199.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/90 01 15:40 0001 8710

73759

IDENTIF. REFERENCE

NOV 19 3 41 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 374708