w3:jlr970

BOOK 8245 PAGE 507

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Central South

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sovran Bank/Central South One Commerce Place Nashville, TN 37219	(same)	Map 158 Parcels 23 and 24

FBL
JR

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

V.P.
Affiant

Subscribed and sworn to before me, this the 29th day of November, 1990.

Janette F. Rawls
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 14, 1989, of record in Book 7818, page 691, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", J. B. Thomas Co., Inc., a Tennessee corporation, conveyed to Elizabeth M. Adams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8229, page 512, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Elizabeth M. Adams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 noon, on Thursday, November 29, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public auction for cash (or credit against the Secured Indebtedness if the Beneficiary is the highest bidder) or upon such terms that are satisfactory Trustee and Beneficiary, and in bar of the equity of redemption and all other rights of redemption, statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated Section 66-8-101 et seq.), homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, all of which are

expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on November 8, 15, and 22, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Central South, acting through its agent Al Babich, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Central South, acknowledges receipt of the sum of Two Hundred Thousand and No/100 Dollars ($200,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

(SEE EXHIBIT A ATTACHED HERETO)

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Central South, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Sovran Bank/Central South, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 29th day of November, 1990.

Stephen C. Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of November, 1990.

Jeanette T. Ramer
NOTARY PUBLIC

My Commission Expires: 11/10/91

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by E. R. Southgate, Surveyor, January 22, and 23, 1947, as follows:

PARCEL NO. I:

Beginning in the center of Hillsboro Road, at the southeast corner of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the center of Hillsboro Road, South 38-1/2° west 295 feet; thence north 51-1/2° west 1370 feet to the center of a ditch; thence with the center of said ditch, north 22-1/2° west 250 feet; thence north 17° west 135 feet to Johnson's southwest corner; thence with Johnson's southerly line, south 54-1/2° east 1584 feet to the beginning, containing 8 acres, more or less.

Being the same property conveyed to J. B. Thomas by deed from Milton R. Bracey and wife, Jane P. Bracey, of record in Book 1755, page 395, Register's Office for Davidson County, Tennessee.

PARCEL NO. II:

Beginning at a point in the center of Hillsboro Road, the southeast corner of an 8 acre tract of land conveyed to Milton R. Bracey and wife, by deed from L. G. Thomson and wife, of record in Book 1755, page 171, Register's Office for said County; thence with the center of said Hillsboro Road, south 38-1/2° west 399 feet to an iron pin, said point being the northeast corner of the property conveyed to Wallace by deed of record in Book 1085, page 371, said Register's Office; thence with Wallace's line north 67-1/4° west 776 feet to a point in the center of Otter Creek; thence with the center of said Otter Creek, south 72-1/2° west 111 feet to a point; thence north 1-1/4° east 605 feet to a point; thence north 3-3/4° west 300 feet to the southwest corner of said Bracey's property; thence with the southern boundary line of said Bracey's property south 51° 30' east 1370 feet to the beginning, containing 14 acres, more or less.

Being the same property conveyed to J. B. Thomas, by deed from William Al Beasley, Jr., and wife, Bedelia C. Beasley of record in Book 1758, page 281, Register's Office for Davidson County, Tennessee.

AS TO PARCELS NOS. I and II, being the same property conveyed to J. B. Thomas Co., Inc., by deed from the estate of Jim B. Thomas, deceased, by and through the co-executors, Steve S. Bowman and John H. Pearl, and the estate of Lucille Dodd Thomas, incompetent, by and through her co-conservators, Steven Schuyler Bowman and Elizabeth Bowman, of record in Book 7296, page 320, Register's Office of Davidson County, Tennessee, and by deed to the J. B. Thomas Company, Inc., from Steven Schuyler Bowman and Elizabeth Bowman, co-conservators for the Estate of Lucille Dodd Thomas, of record in Book 7236, page 766, said Register's Office.

EXHIBIT A (cont.)

INCLUDED in the foregoing description, but EXPRESSLY EXCLUDED from this conveyance is the following tract of land according to a survey made by Clyde D. Anderson, Surveyor, September 22, 1953, as follows:

Beginning at a point on the westerly margin of Hillsboro Road at the intersection of the westerly margin of said Road and the southern boundary line of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the southern boundary line of said Johnson property north 54° 44' west 343.95 feet to the center of Wet Weather Branch; thence with the center of said Branch, south 58° 24' west 214.51 feet to a stake, south 26° 58' west 144.15 feet to a stake and south 50° 58' west 243.2 feet to a stake on the northerly margin of a private road; thence with the northerly margin of said private road, south 8° 07' east 222 feet to a stake on the northerly margin of a 50 foot strip of land left for future road development; thence with said margin, south 67° 15' east 353.6 feet to a point on the westerly margin of said Hillsboro Road, said point being 50 feet northerly from the northern boundary line of the property conveyed to Frances H. Wallace by deed from A. B. Scruggs, Trustee, of record in Book 1085, page 371, said Register's Office; thence with said Road, north 33° 10' east 660 feet, more or less, to the beginning, containing 6.9 acres, more or less.

Being the property conveyed to J. B. Thomas and wife, Lucille Dodd Thomas, by deed from J. D. Williams, Trustee, of record in Book 3964, page 401, said Register's Office.

1054 11/29 0101 03CHECK 673.00

75647

IDENTIF. TREFERENCE

Nov 29 12 11 PM '90

DAVIDSON COUNTY TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 511

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 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 12.00
TOTAL 673.00
CHECK 673.00

11/29/90 01 12:11 0001 1054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75647

IDENTIF. TREFERENCE

NOV 29 12 11 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 377015