BOOK 8253 PAGE 808

File 16

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

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Sovran Bank/Central South	SAME	108-3-119
One Commerce Place		108-3-167
Nashville, Tennessee 37219		108-3-118
		108-3-166

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 20, 1987, executed by Guido A. DiStefano, Sr. and wife, Ida DiStefano, to Scott C. Williams, Trustee, which is recorded in Book 7417, page 673, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sovran Bank/Central South, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7417, page 673, 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 8228, page 503, 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 Friday, December 7, 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

78278

IDENTIF. TREFERENCE

DEC 7 3 45 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

BWMLH1138
11/27/90(rdm)

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 Ninety Five THousand and 00/100 Dollars ($95,000.00) by Sovran Bank/Central South (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Ninety Five Thousand and 00/100 Dollars ($95,000.00) 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:

> Being Lots 149 A & B and 150 A & B on the Zone Lot Division of Patio Villa, Section 6, of record in Plat Book 6250, pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Guido A. DiStefano, Sr. by deed from Harold Reeves, Trustee, of record in Book 6991, page 251, Register's Office for Davidson County, Tennessee.

Said property is known as 1017, 1019, 1013 and 1015 Patio Drive, 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, successors, 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.

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 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 7th day of December, 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, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 1990.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE TENN.

My Commission Expires:

March 26, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.

AFFIANT

Subscribed and sworn before me on this 7th day of December, 1990.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires:

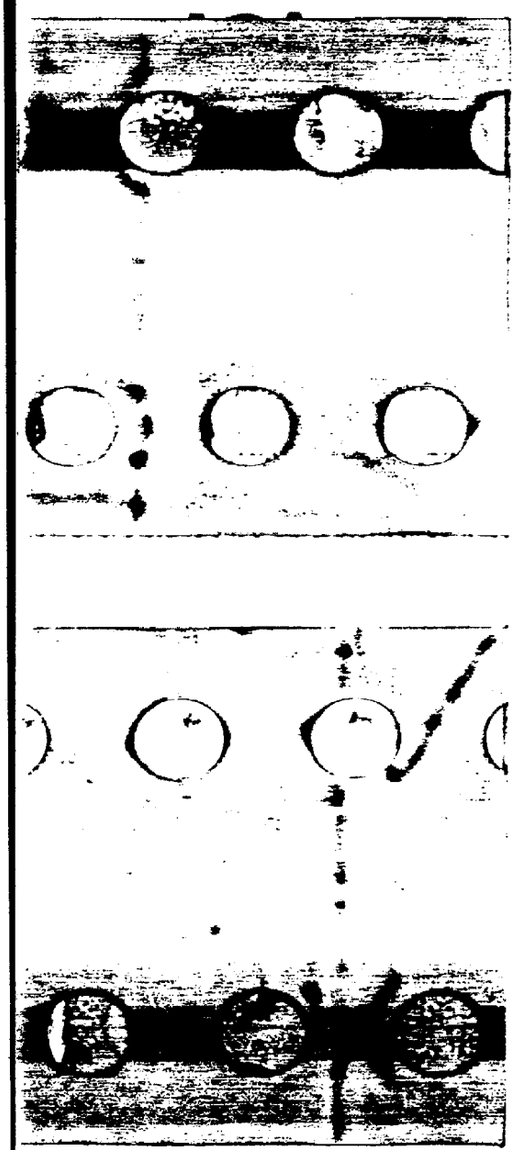
March 26, 1994

7651 12/07 01:01 03CHECK 323.50

BWMLH1138
11/27/90(rdm)

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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 95000.00
				CON TX 313.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 323.50
				CHECK 323.50
12/07/90	01			15:44 0001 7651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78278

IDENTIF. REFERENCE

DEC 7 3 45 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380107