This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sovran Bank/Tennessee
One Commerce Place
Nashville, TN 37219

MORTGAGEE:
-None-

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map 53-12
Parcel 206
FB # LW-00280

TRUSTEE'S DEED

WHEREAS, under date of February 18, 1986, Joel A. Christmas and wife, Lela F. Christmas, executed a certain Deed of Trust to Dean Robinson, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 6785, page 88, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by the lawful heirs of Geneva Johnson, deceased, the lawful holders and owners of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville-Davidson County, Tennessee, in the issues of December 20, 1990; December 27; 1990; and January 3, 1991; of said newspaper, such sale having been advertised for Thursday, January 10, 1991, commencing at 11:00 o'clock a.m. at the south front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Sovran Bank/Tennessee, to wit: a bid

of Sixty Three Thousand and No/100 ($63,000.00) Dollars, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, DEAN ROBINSON, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto Sovran Bank/Tennessee, the property advertised and sold as herein above recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half Lot No. 21 of Section 2 on the Map of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, known as Dupontonia, of record in Book 843, page 56, Register's Office for said County.

Said part of Lot No. 21 fronts 175 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to Joel A. Christmas and wife, Lela F. Christmas, by virtue of a deed from Geneva H. Johnson, a widow, of record in Book 6785, page 85, Register's Office for Davidson County, Tennessee. Said property was conveyed in trust to Dean Robinson, Trustee, in the Deed of Trust of record in Book 6785, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 3414 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

The undersigned Trustee conveys the foregoing property to the said Sovran Bank/Tennessee, subject to any and all unpaid taxes, and any other prior claims, liens, easements, setback lines, and restrictions, and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This the 10th day of January, 1991.

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean Robinson, Trustee, with whom I am personally acquainted (or

proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Trustee's Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 10th day of January, 1991.

NOTARY PUBLIC

My Commission Expires: 3-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration for this transfer, whichever is the greater, is $63,000.00.

AFFIANT

Sworn to and subscribed before me
this the 10th day of January, 1991.

L. Chandler, Dep. Reg
~~NOTARY PUBLIC~~

~~My Commission Expires~~: _____

4438 01/10 0101 03CHECK 217.90

85174

IDENTIF. TREFERENCE

JAN 10 2 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8273 PAGE 586

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 63000.00
CON TX 207.90
PRFEE 1.00
WDEED 9.00
TOTAL 217.90
CHECK 217.90

01/10/91 01 14:38 0001 4438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85174

IDENTIF. REFERENCE

JAN 10 2 39 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 388320