FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Tennessee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sovran Bank/Tennessee One Commerce Place Nashville, TN 37219	(same)	Map 145-3 Parcel 59

FBK JBR

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 $ 161,000 .

J. Stephen Baker
Affiant

Subscribed and sworn to before me, this the 18th day of January, 1991.

Jeanette J. Ramer
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 25, 1987, of record in Book 7167, page 894, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Robert F. Dame and wife, Bobby Jean Dame, conveyed to Todd Christofferson, 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 8263, page 6, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Todd Christofferson, 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 11:30 A.M., on Friday, January 18, 1991, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other 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 December 27, 1990, January 3, and 10, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Tennessee, acting through its agent J. Lee Snodgrass, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Tennessee, acknowledges receipt of the sum of Twenty Thousand and No/100 Dollars ($20,000.00), 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/Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Being Lot No. 4 on the Plan of Lealand Manor 7th Addition, as of record in Book 2083, page 24, Register's Office for said County; said Plan reference is made for a more complete description.

Being the same property conveyed to Robert F. and Bobby Jean Dame by deed from Dorothy Jean Mize and husband, Claude F. Mize, of record in Book 6366, page 676, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Tennessee, 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/Tennessee, 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 18th day of January, 1991.

Stephen C. Baker, Substitute Trustee
Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0040 01/18/91 0131 03CHECK 538.30

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 18th day of January, 1991.

Jeanette F. Rimer
NOTARY PUBLIC

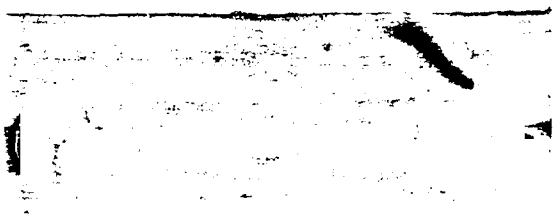
My Commission Expires: 11/10/91

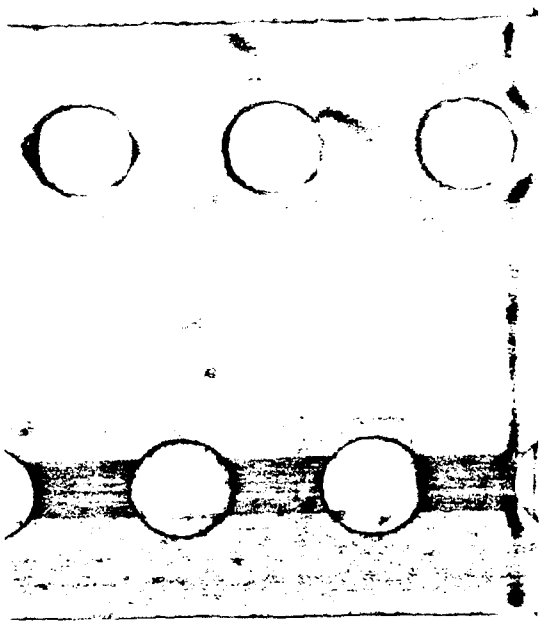
87087

IDENTIF. TREFERENCE

JAN 18 11 42 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8278 PAGE 18

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
161000.00
CON TX 531.30
PRFEE 1.00
WDEED 6.00
TOTAL 538.30
CHECK 538.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 42 0001 6640

87087

IDENTIF. REFERENCE

JAN 18 11 42 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390491