IDENTIF. REFERENCE

JAN 24 10 56 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

88208

w3:jlr1169

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 (same) Map 83-6
One Commerce Place Parcel 151
Nashville, TN 37219

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

FB6
JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8280 PAGE 806

The actual consideration or value, whichever is greater, for this transfer is $26,161.38.

SOVRAN BANK/TENNESSEE
x [signature] A.V.P
Affiant

Subscribed and sworn to before me, this the 24th day of January, 1991.

[signature]
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 14, 1988, of record in Book 7575, page 153, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Timothy Wayne Sanders, an unmarried person, and Janie Darlene Morris, an unmarried person, conveyed to D. J. Atkins and Harold I. Brooks, Trustees, 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 8267, page 993, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of D. J. Atkins and Harold I. Brooks, Trustees; 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 10:00 A.M., on Thursday, January 24, 1991, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public auction to the highest bidder for cash, free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, 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 January 3, 10, and 17, 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-Six Thousand One Hundred Sixty-One and 38/100 Dollars ($26,161.38), 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Beaumont Place of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of Scott Avenue and runs back between lines 195 feet 9 inches on the northerly line and 192 feet 6 inches on the southerly line to an alley in the rear on which it measures 50 feet 2 inches.

Being the same property conveyed to Timothy Wayne Sanders and Janie Darlene Morris by deed from Howard Wilson and Jay Reynolds, of record in Book 7575, page 150, 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 24th day of January, 1991.

Stephen C. Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

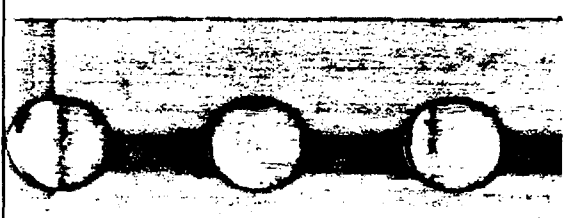
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he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

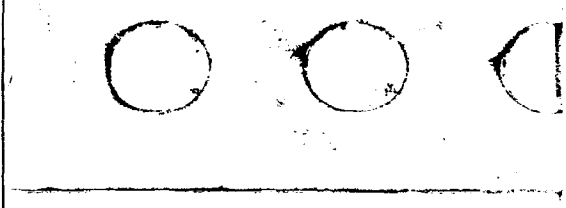
Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of January, 1991.

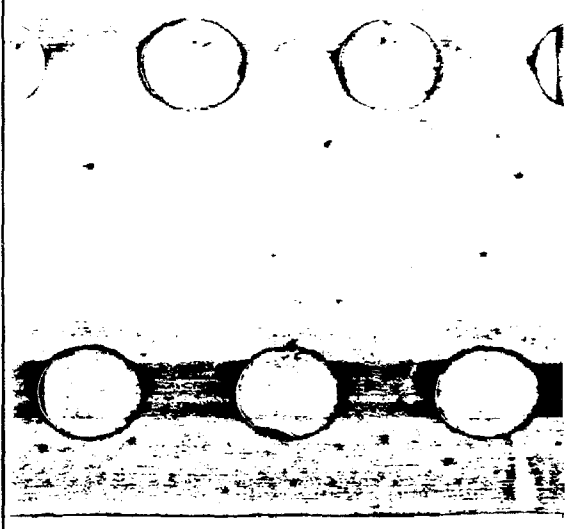
Janette F. Ramer
NOTARY PUBLIC

My Commission Expires: 11/10/91

93-46 03CHECK







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 808

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	26161.38
CON TX	86.46
PRFEE	1.00
WDEED	6.00
BANK	93.46
CHECK	93.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/91 01 10:55 0001 7946

88208

IDENTIF. T REFERENCE

JAN 24 10 57 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391780