This instrument prepared by:
Elizabeth M. Adams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8285 PAGE 863

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Tennessee P. O. Box 220 Public Square Franklin, Tennessee 37065	SAME	39N-4.00 13-0-20

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 1st day of February, 1991, by Elizabeth M. Adams, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated July 7, 1988, of record in Trust Deed Book 272, page 731, Register's Office for Cheatham County, Tennessee, and in Book 7604, page 611, Register's Office for Davidson County, Tennessee, as amended by that certain Modification Agreement of record in Trust Deed Book 279, page 266, Cheatham County Register's Office, and in Book 7775, page 543, Davidson County Register's Office (as amended, the "Deed of Trust"), Gul M. Telwar and wife, Haziqua S. Telwar (collectively, "Telwar"), conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, to secure payment to Sovran Bank/Central South (now known as Sovran Bank/Tennessee) of a promissory note described therein, and other indebtedness as described in the Deed of Trust; and

WHEREAS, the indebtedness secured by said Deed of Trust (collectively, the "Indebtedness") became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and instruments evidencing the indebtedness to be in default; and

WHEREAS, the lawful holder of the instruments evidencing the Indebtedness, Sovran Bank/Tennessee, appointed Elizabeth M. Adams to serve as Successor Trustee in place of Scott C. Williams in accordance with the terms of said Deed of Trust by

an instrument of record in Book 301, page 101, Cheatham County Register's Office and in Book 8270, page 80, Davidson County Register's Office; and

WHEREAS, the lawful holder of the instruments evidencing the Indebtedness secured by the Deed of Trust directed the Successor Trustee to sell the real property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Ashland City Times and in The Nashville Record that the property would be sold at 11:00 o'clock a.m. on February 1, 1991, at the main door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in The Ashland City Times on January 9, January 16, and January 23, 1991, and in The Nashville Record on January 10, January 17 and January 24, 1991, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Sovran Bank/Tennessee, at the price of Eighteen Thousand Dollars ($ 18,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, ELIZABETH M. ADAMS, SUCCESSOR TRUSTEE as aforesaid, in consideration of the premises and the sum of Eighteen Thousand Dollars ($ 18,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Sovran Bank/Tennessee, its successors and assigns, all of my right, title and interest in and to the following described real property, but no further or otherwise, located in Davidson and Cheatham Counties, Tennessee, and more particularly described as follows, to wit:

> Land in Cheatham and Davidson Counties, Tennessee, being Lot No. 4 on the plan of Clifton Heights of record in Plat Book 1, page 124, Register's Office for Cheatham County.
> Said Lot No. 4 fronts 200.0 feet on the northerly margin of Old Clarksville Pike and extends back 1001.0 feet on the northwesterly line and 1044.0 feet on the

southeasterly line to a dead line in the rear, measuring 200.0 feet thereon and containing 4.48 acres, more or less.

Being the same property conveyed to Gul M. Telwar by Deed from Eddie G. Patterson and wife, Jean Patterson, of record in Book 212, page 333, Register's Office for Cheatham County, Tennessee and of record in Book 5749, page 601, Register's Office for Davidson County, Tennessee County, Tennessee.

The street address of the property is 6692 Old Clarksville Highway, Joelton, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, and free from the equity of redemption, homestead, dower, and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

The property described above is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) State and County taxes for 1991, a lien not yet due and payable, state and county taxes for 1990, due. Any unpaid city taxes.
(2) Any and all unpaid personalty taxes.
~~(3) UCC-1 Financing Statement of record in Trust Deed Book 247, page 685, Register's Office for Cheatham County, Tennessee.~~
(4) Deed of Trust of record in Trust Deed Book 199, page 822, said Register's Office.
(5) All matters appearing on the Plan of record in Plat Book 1, page 124, Register's Office for Cheatham County, Tennessee.
(6) Restrictive covenants contained in an instrument of record in Book 171, page 227, said Register's Office.
(7) Any mechanics' and materialmen's liens, filed or unfiled.
(8) Title to that portion of the premises embraced within the bounds of any roads, streets, highways, easements and rights-of-way.
(9) Such easements as may be applicable, including without limitation the easement for widening of Highway 96.
(10) Exception for right of way of Highway 96 and any future expansion which may encroach on original lot size.
(11) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.
(12) Rights or claims of parties in possession.
(13) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey

or inspection of the premises.

(14) Any restrictions on the transferability of any of the personal property (such as licenses, franchises, permits and other items) described above.

(15) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Elizabeth M. Adams
Elizabeth M. Adams, Successor Trustee
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, ROBERT A. WHITSON, a Notary Public of the State and County aforesaid, personally appeared Elizabeth M. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tn. this 1st day of February, 1991.

Robert A Whitson
Notary Public

My commission expires: Sept. 24, 1994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is Eighteen Thousand Dollars ($ 18,000.00).

Affiant

Subscribed and sworn to before me this the 1st day of February, 1991.

Robert A Whitson
Notary Public

My commission expires: Sept. 24, 1994

6008 1

IDENTIF. REFERENCE

FEB 1 1 32 PM '91

DAVIDSON COUNTY TN.

3579 02/01 0101 03CHECK

72.40

3658S/02-01-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8285 PAGE 867

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 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 12.00
TOTAL 72.40
CHECK 72.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01/91 01 13930 0001 3579

90081

IDENTIF. REFERENCE

FEB 1 1 32 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 393930