This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Sovran Mortgage Corporation
P. O. Box 26388
Richmond, VA 23260-6388

Map: 107-14
Parcel: 9

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated March 30, 1990, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Alonzo Morris and wife, Maria F. Morris as same appears of record in Book 8080, page 956, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed D. J. Atkins and Harold I. Brooks, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8255, page 576, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 10, 1991, and subsequent insertions appearing on January 17, 1991, and January 24, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 1, 1991, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to SOVRAN MORTGAGE CORPORATION at and for the sum of Forty One Thousand Eight Hundred Forty Six and No/100 ($41,846.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by SOVRAN MORTGAGE CORPORATION of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SOVRAN MORTGAGE CORPORATION,

its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 68 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 68 fronts 60 feet on the northerly side of Kipling Drive and runs back between lines, 196 feet on the westerly line and 236.8 feet on the easterly line, to a dead line in the rear on which it measures 108 feet.
>
> BEING the same property conveyed to Alonzo Morris by deed from Kenneth W. Carney and wife, Carolyn Carney of record in Book 8080, page 953, Register's Office for said County.

This is improved property known as 912 Kipling Drive, Nahsville, Tennessee, 37217.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto SOVRAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever. The said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 4th day of February, 1991.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of February, 1991.

Kathleen Ashe
NOTARY PUBLIC

My commission expires: January 23, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $41,846.00.

Affiant

Sworn to and subscribed before me,
this 1st day of February, 1991.

Notary Public

My commission expires: January 23, 1993

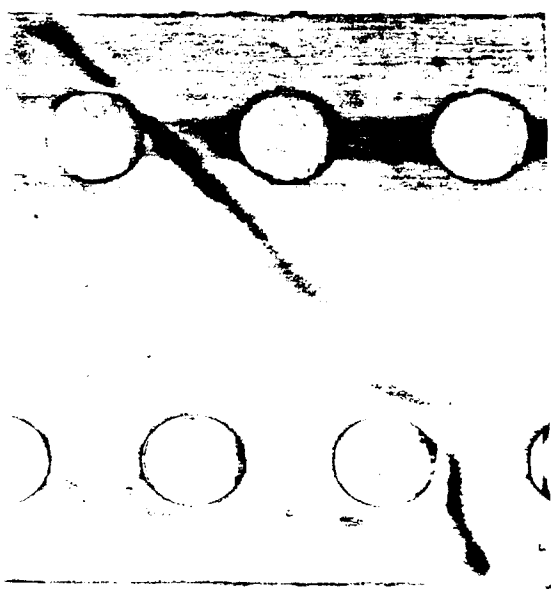
4231 02/04 0101 03CHECK 147.94

90643

IDENTIFICATION REFERENCE

FEB [illegible] 22 PM '91

5:MJP0104911.jp



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8287 PAGE 415

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 41846.00

CON TX 137.94

PRFEE 1.00

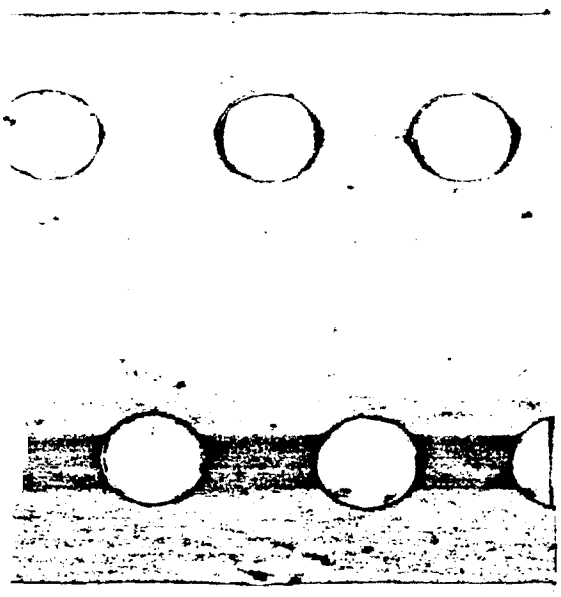
WDEED 9.00

TOTAL 147.94

CHECK 147.94

02/04/91 01 16:21 0001 4231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



90643

IDENTIF. REFERENCE

FEB 4 4 22 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 394580