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: 50-D
Parcel: 103

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 October 2, 1989, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Wayne L. Neal and Angela K. Simmons, as same appears of record in Book 7957, page 991, 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 8275, page 670, 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 24, 1991, and subsequent insertions appearing on January 31, 1991, and February 7, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 19, 1991, at 11:10 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 Seventy Eight Thousand Seven Hundred Eighty Nine and 62/100 ($78,789.62) 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. 79 on the Plan of Bellshire Terrace, Section 2, as of record in Book 6250, pages 673 and 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wayne L. Neal and Angela K. Simmons by deed from R. E. Potter, Inc. of record in Book 7957, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 1264 Tuckahoe Drive, Nashville, Tennessee, 37207.

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 19th 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 19th day of February, 1991.

NOTARY PUBLIC

My commission expires: January 23, 1993

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 $78,789.62.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me, this 19th day of February, 1991.

Kathleen Tucker
Notary Public

My commission expires: January 22, 1993

94567

IDENTIF. TREFERENCE

FEB 22 1 09 PM '91

FELIX DAVIS REGISTER
DAVIDSON COUNTY TN.

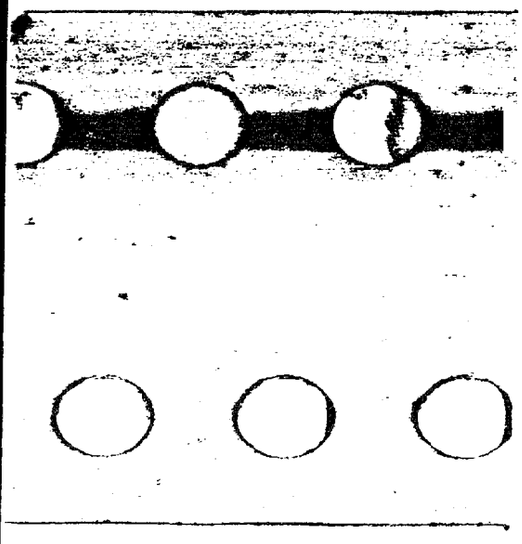
8882 02/22 0101 03CHECK

270.04

5:MJP0219913.jp

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 219

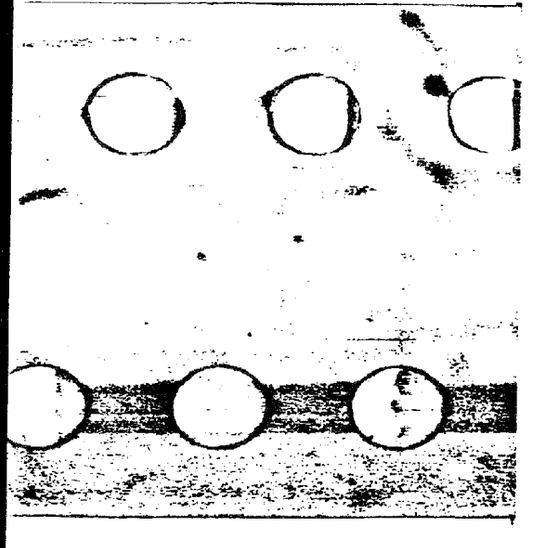
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 78789.62
				CON TX 260.04
				PRFEE 1.00
				MDEED 9.00
				TOTAL 270.04
				CHECK 270.04
02/22/91		01		13:09 0001 8882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94567.

IDENTIF. REFERENCE

FEB 22 1 09 PM '91

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

No. 399138