THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map & Parcel:
51-01/36.00

NEW OWNER AND SEND TAX BILLS TO:
SOVRAN BANK/TENNESSEE
Sovran Plaza - MJ 10
Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated October 5, 1976, executed by LESLIE LOYD CROWELL and wife, LORELL PIERCE CROWELL, and recorded in Book 5079, page 484, Register's Office for Davidson County, Tennessee, and assumed on December 31, 1986, by JERRY D. VESSELL, the herein described property was conveyed to D. J. BREWER, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 5079, page 484, Register's Office for Davidson County, Tennessee, and OLD HICKORY CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, on February 12, 1991, OLD HICKORY CREDIT UNION, pursuant to and in compliance with the authority contained in the Deed of Trust aforesaid, named and appointed JAMES R. LAWSON as Substitute Trustee under said Deed of Trust by instrument of record in Book 8291, page 592, said Register's Office, thereby vesting the said Substitute Trustee with all the rights, powers, and privileges of the original Trustee named in the said Deed of Trust; and

WHEREAS, the lawful holder of said indebtedness having requested JAMES R. LAWSON, Substitute Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, JAMES R. LAWSON, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on February 21, 1991, February 28, 1991, and March 7, 1991, stating that on the 18th day of March, 1991, at 11:00 a.m. at the south door of the Courthouse in Nashville, Tennessee, said property, hereinafter described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (March 18, 1991), said JAMES R. LAWSON, Substitute Trustee, offered said property for sale at public outcry and sold said property to SOVRAN BANK/TENNESSEE for Sixty-eight Thousand and No/100 ($68,000.00) Dollars, which was the amount of the highest and last bid.

NOW, THEREFORE, I, JAMES R. LAWSON, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of

Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said SOVRAN BANK/TENNESSEE, its successors and assigns, as Grantee, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, and described as follows:

SAID Lot No. 109 fronts 130 feet on the westerly side of Port Drive and runs back between lines 331.6 feet on the northerly line and 291.0 feet on the southerly line to a dead line in the rear on which it measures 138.0 feet.

03/19 0101 03CHECK 231.40

BEING the same property conveyed to JERRY D. VESSELL and wife, BOBBIE S. VESSELL, by deed from LESLIE LOYD CROWELL and wife, LORELL PIERCE CROWELL, of record in Book 7093, page 576, and re-recorded in Book 7103, page 44, Register's Office for Davidson County, TN.

This is property known as 310 Port Drive, Madison, Tennessee, 37115.

The said JAMES R. LAWSON, Substitute Trustee, does hereby sell this property as Substitute Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 19th day of March, 1991.

James R. Lawson

JAMES R. LAWSON - Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. LAWSON, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 19 day of March, 1991.

Judy C. Prince

NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 68,000.00

AFFIANT

Sworn to and subscribed before me on this the 19th day of March, 1991.

Judy C. Prince

NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8312 PAGE 263

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	68000.00
CON TX	224.40
PRFEE	1.00
WDEED	6.00
TOTAL	231.40
CHECK	231.40

03/19/91 01 11:59 0001 4716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00120 Identify Reference
Mar 19 11:58 am 91
Felix Z. Wilson, II Register
Davidson Co. TN

No. 405476