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):
First Tennessee Bank National Association
Box 474
Memphis, TN 38101

Map: 83-5
Parcel: 294

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 January 21, 1988, to Thomas F. Baker, IV, and Ralph E. Kelly, Trustee, executed by Robert Chester Cooper, as same appears of record in Book 7455, page 181, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV, and Ralph E. Kelly, 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 672, 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 February 14, 1991, and subsequent insertions appearing on February 21, 1991, and February 28, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 26, 1991, at 11:00 o'clock A.M. being the time and at the front door of the Courthouse in 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION at and for the sum of Fifty Five Thousand Four Hundred Twenty Eight and No/100 ($55,428.00) 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION, 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. 31 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville recorded in Book 57, page 85, 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 Robert Chester Cooper by deed from Terry W. Bonham and wife, Delois B. Bonham of record in Book 7455, page 178, Register's Office for Davidson County, Tennessee.

This is improved property known as 1202 Stratton Avenue, Nashville, Tennessee, 37206.

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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION, 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 28th day of March, 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 28th day of March, 1991.

Kathleen Wash
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 $55,428.00.

Affiant

Sworn to and subscribed before me,
this 28th day of March, 1991.

Notary Public

My commission expires: January 23, 1993

02825

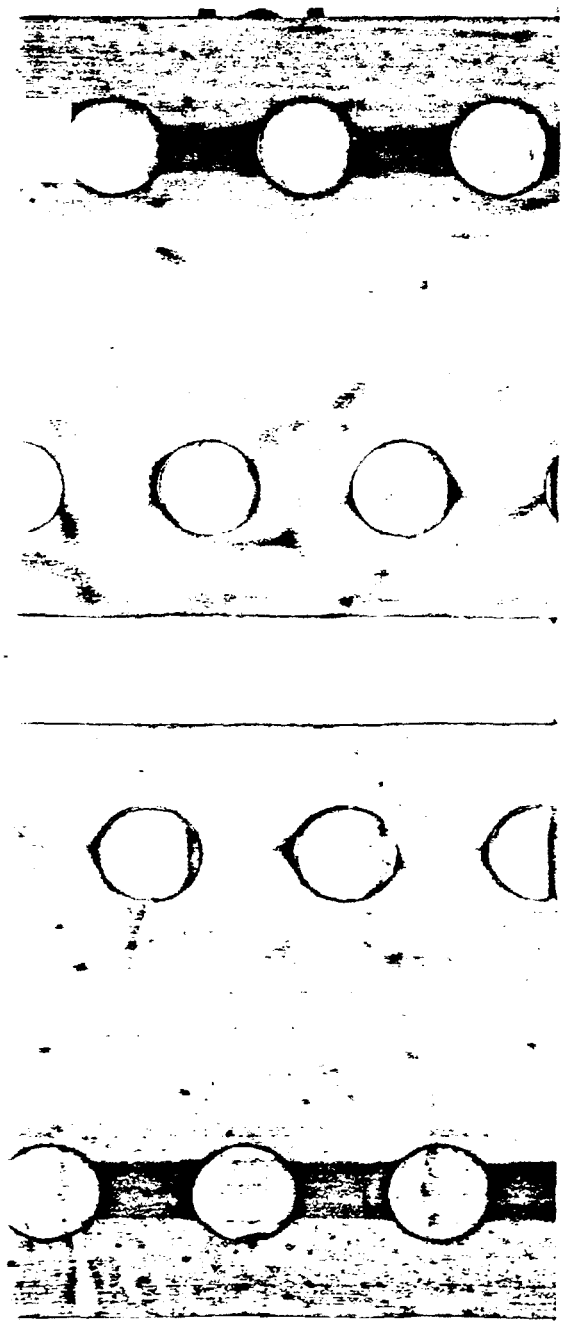
IDENTIF. REFERENCE

MAR 29 2 30 PM '91

DAVIDSON COUNTY TN.

RECORDED 1991 MAR 29 2:30 PM

5:MJP0328916.jp



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8319 PAGE 642

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 55428.00
CON TX 182.82
PRFEE 1.00
WDEED 9.00
TOTAL 192.82
CHECK 192.82

03/29/91 01 14:31 0001 7829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02825

IDENTIF. REFERENCE

MAR 29 2 30 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408550