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 Bank, N.A.
P. O. Box 26388
Richmond, VA 23260-6388

Map: 86-11-A
Parcel: 75

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 September 20, 1988, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Mario Pantoja and wife, Rae G. Pantoja, as same appears of record in Book 7661, page 328, Register's Office for Davidson County, Tennessee; and

WHEREAS, by an unrecorded assignment dated September 18, 1989, Sovran Mortgage Corporation assigned its right, title and interest in said Deed of Trust to Sovran Bank, N.A.; and

WHEREAS, Mortgagors defaulted on said loan and Sovran Bank, N.A. proceeded with foreclosure pursuant to the power of sale contained in said Deed of Trust; and

WHEREAS, Marilyn Jean Patterson was appointed as Substitute Trustee by instrument of record in Book 8230, page 287, Register's Office for Davidson County, Tennessee; and

WHEREAS, a foreclosure sale was held on February 8, 1991, with Sovran Bank, N.A. being the highest and best bidder; and

WHEREAS, by Substitute Trustee's Deed of record in Book 8291, page 546, Register's Office for Davidson County, Tennessee, Marilyn Jean Patterson, Substitute Trustee, conveyed the property secured under the Deed of Trust to Sovran Bank, N.A.; and

WHEREAS, it was discovered that Sovran Mortgage Corporation erroneously signed the Appointment of Substitute Trustee in the place of Sovran Bank, N.A. and the foreclosure sale held on February 8, 1991, was declared null and void; and

WHEREAS, Sovran Bank, N.A., the lawful owner and holder of said indebtedness has removed D. J. Atkins, 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 8305, page 699, 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 readvertise 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 March 14, 1991, and subsequent insertions appearing on March 21, 1991, and March 28, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 9, 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 BANK, N.A. at and for the sum of Forty Thousand and No/100 ($40,000.00) 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 BANK, N.A., 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 BANK, N.A., 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:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Unit No. 5, Building N. 14, Raintree Village (a Condominium), as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase 11 and 11-A, of record in Book 4860, pages 62, 63 and 64, Register's Office for said County, to which plat reference is hereby made. Garage N. 14-5, is a limited common element for the exclusive use of the occupant of said unit.
>
> Being the same property conveyed to Mario Pantoja and wife, Rae G. Pantoja by deed from J.J.R.A.M.C. Inc., of record in Book 7661, page 326, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Raintree Drive, Hermitage, Tennessee.

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 BANK, N.A., 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 9th day of April, 1991.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

SOVRAN BANK, N.A.

BY: _____
ITS: Vice President

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 April, 1991.

_____
NOTARY PUBLIC

My commission expires: January 23, 1993

STATE OF VIRGINIA)
)
CITY OF RICHMOND)

Before me, Marsha W. May, a Notary Public in and for the County and State aforesaid, personally appeared W.L. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (himself/herself) to be Vice President of Sovran Bank, N.A., the within named bargainor, a corporation, and that (he/she) as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by (himself/herself) as Vice President.

Witness my hand and seal, at office in Richmond, Virginia, this 30th day of April, 1991.

_____
Notary Public

My Commission Expires:

05-31-94

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 $40,000.00.

Marilyn Joan Peterson
Affiant

Sworn to and subscribed before me, this 9th day of April, 1991.

Notary Public

My commission expires: January 22, 1992

[illegible] 05/07 1101 03CHECK 12.00

12495

IDENTIF. REFERENCE

MAY 7 11 18 AM '91

FELIX A. DAVIDSON COUNTY TN.

DUPLICATE

Tax paid on this
In the amount of 132.00
on Instrument # 92265
recorded In Davidson
County Registers Office
Date 5-7-91
Dep. Reg.

5:MJP0211911.jp