w3:jlr1397

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Tennessee

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Sovran Bank/Tennessee<br>One Sovran Plaza<br>Nashville, TN 37219 | (same) | Map 71-4, Parcels<br>255, 256, 257, 258,<br>259, 260, 275 & 291 |

FB6
JR

This instrument prepared by: DEARBORN & EWING, 1200, One Sovran Plaza, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,962.00.

SOVRAN BANK/TENNESSEE
[signature] AVP
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1991.

[signature]
Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 25, 1987, of record in Book 7370, page 481, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Roger J. Gonzalez and wife, Mary F. Gonzalez conveyed to Stephen A. Cobb, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8345, page 762, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Stephen A. Cobb, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 noon, on Thursday, May 30, 1991, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, at public auction for cash, and in bar of the statutory right of redemption and the equity of redemption, homestead, dower and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on May 9, 16, and 23, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Tennessee, acting through its agent J. Lee Snodgrass, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Tennessee, acknowledges receipt of the sum of Fifty Nine Thousand Nine Hundred Sixty-Two and No/100 Dollars ($59,962), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Sovran Bank/Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 287, 288, 289, 290, 291, and 292, Shepardwood, Section 3, as of record in Book 5210, page 158, said Register's Office, and Lot 311, Shepardwood, Section 4, as of record in Book 5210, page 159, said Register's Office. Said Lot No. 311 is also known as Lot Nos. 311A and 311B, on the Resubdivision of Shepardwood Part 4, of record in Book 6250, page 522, said Register's Office.

Being part of the same property conveyed to Roger J. Gonzalez and wife, Mary F. Gonzalez by deed from The Chamberlain Company, Inc., of record in Book 6162, page 916, and as re-recorded in Book 6167, page 455, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Sovran Bank/Tennessee, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 30th day of May, 1991.

Stephen C. Baker, Substitute Trustee
Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of May, 1991.

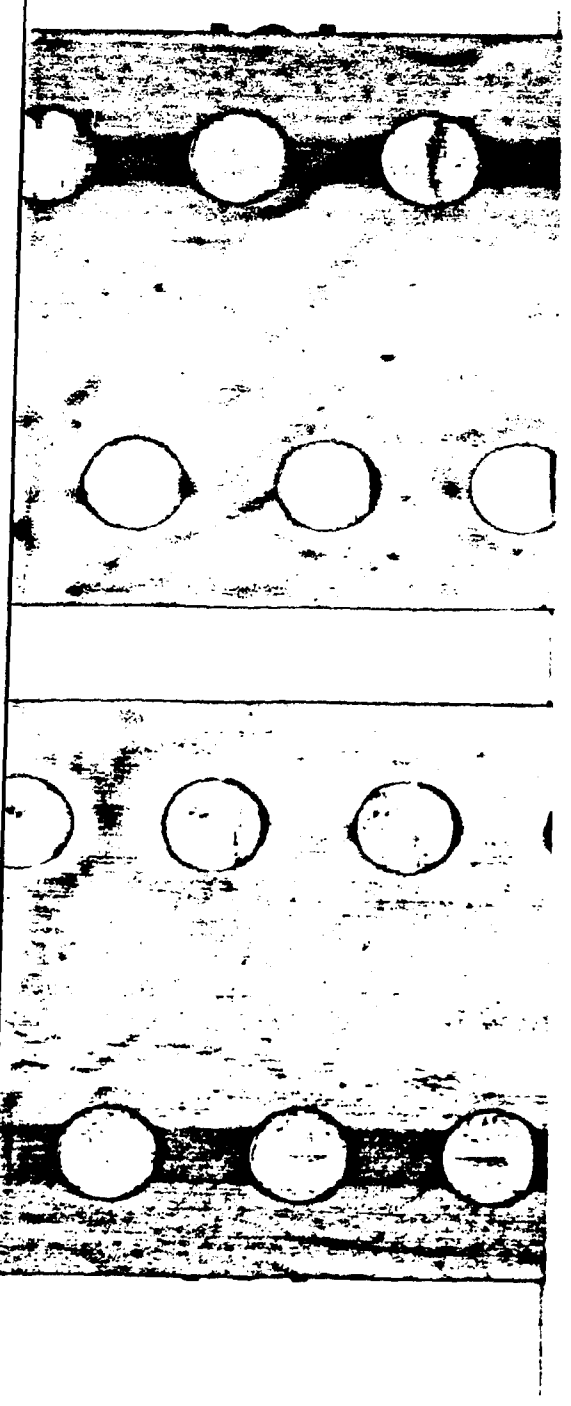
Jeanette T. Rumer
NOTARY PUBLIC

My Commission Expires: 11/10/91

656695/30 0101 03CHECK 205.00

MAY 30 12 35 PM '91

18127



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8362 PAGE 395

| | | |
|---|---|---|
| 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 59962.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/30/91 01 12:37 0001 6566

18127.

IDENTIFICATION REFERENCE

MAY 30 12 36 PM '91

No. 426121