Bo436

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 8364 PAGE 937

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION
Public Square
P.O. Box 100
Franklin, TN 37064

Send Tax Bills To:

SAME

Street Address of Subject Property:	**Map-Parcel No:**
Units 101, 102, 103, 201, 202 & 203 **111 Place Condominiums** **111 33rd Avenue South** **Nashville, TN 37212**	104-6-J-001.00C0 104-6-J-002.00C0 104-6-J-003.00C0 104-6-J-004.00C0 104-6-J-005.00C0 104-6-J-006.00C0

WHEREAS, under date of June 10, 1985, Rupert M. Marigza and wife, Mary Helen Marigza executed a Deed of Trust to Douglas S. Hale, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust has been recorded in Book 6579, page 536, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owner and holder of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in **The Nashville Record**, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of Thursday, May 9, 1991; Thursday, May 16, 1991; and Thursday, May 23, 1991, of said newspaper, said sale having been advertised for Friday, May 31, 1991, commencing at 12:00 Noon on the front steps of the Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by First Tennessee Bank National Association, to-wit: a bid of Three Hundred Forty Thousand Nine Hundred Forty Five and 56/100-------- Dollars ($340,945.56---------) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Douglas A. Brace, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said First Tennessee Bank National Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 and the northerly 5 feet of Lot No. 46 on the plan of The Bransford Realty Company's West End Avenue Place, of record in Book 332, page 15, Register's Office for said County.

SAID property adjoins and fronts together 55 feet on the southwesterly margin of 33rd Avenue South and extends back 153 feet on the northwesterly line and 147.5 feet on the southeasterly line to an alley in the rear, measuring 55 feet thereon.

Being the same property conveyed to Rupert Marigza and wife, Mary Helen Marigza, by deed from Wilma L. Short, unmarried, of record in Book 6373, page 551, Register's Office for Davidson County, Tennessee.

Also described are Units 1, 2, 3, 4, 5 and 6 on the Condominium Site Plan of 111 Place Condominiums, of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee, and subject to the Master Deed of record in Book 6454, page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as Units 101, 102, 103, 201, 202 and 203, 111 Place Condominiums, 111 33rd Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said First Tennessee Bank National Association, its/their successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, and not further or otherwise.

IN WITNESS WHEREOF, the said Douglas A. Brace, as Substitute Trustee, has hereunto set his hand this 31st day of May, 1991.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Douglas A. Brace, 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 foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of May, 1991.

NOTARY PUBLIC

My commission expires: 11-10-91

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $340,945.56*.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 1991.

NOTARY PUBLIC

My commission expires: 11-10-91

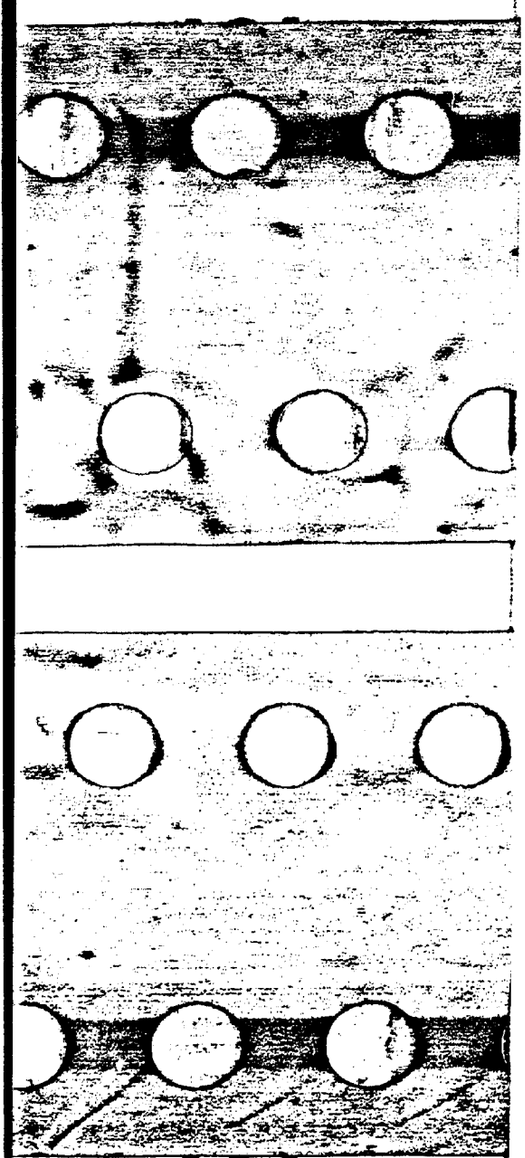
\dab\Marigza.Ded

19011

IDENTIFICATION

JUN 3 3 20 PM '91

20080 06/03 0101 CKCHECK 1134.97



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8364 PAGE 940

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
340945.56
CON TX 1124.97
PRFEE 1.00
WDEED 9.00
TOTAL 1134.97
CHECK 1134.97

06/03/91 01 15:22 0001 0080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19011

IDENTIFICATION REFERENCE

JUN 3 3 20 PM '91

No. 427164