Box 33 MJP

BOOK 8390 PAGE 14

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 Mortgage Corporation
P. O. Box 26388
Richmond, VA 23260-6388

Map and Parcel
108-16-17

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 12, 1983, to Michael L. Padalino, Trustee, executed by Mark B. Iobst and wife, Dianna S. Iobst, as same appears of record in Book 6138, page 124, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Michael L. Padalino, 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 8358,page 441, 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 May 30, 1991, and subsequent insertions appearing on June 6, 1991, and June 13, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 1, 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 MORTGAGE CORPORATION at and for the sum of Forty Three Thousand Three Hundred One and no/100 ($43,301.00) 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 MORTGAGE CORPORATION, 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 MORTGAGE CORPORATION, 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. 17A on the Plan of Percy Priest Woods Subdivision, Section One, Zone Lot 17, as of record in Plat Book 5200, page 607, Register's Office for Davidson County, Tennessee, the said Lot No. 17A being the westerly part of Lot No. 17 on the Plan of Percy Priest Woods Subdivision, Section One, as of record in Book 5200, page 472, Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Said Lot No. 17A front 40.0 feet on the northerly side of Priest Woods Drive and extends back 181.0 feet on the easterly line and 168.51 feet on the westerly line to a rear line measuring 41.9 feet thereon.
>
> Being the same property conveyed to Elizabeth P. Brewer by deed from Rebecca Lee Brewer of record in Book 7754, page 434, Register's Office for Davidson County, Tennessee.

This is improved property known as 3254 Priest Woods Drive, Nashville, Tennessee, 37214.

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 MORTGAGE CORPORATION, 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 2nd day of July, 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 2nd day of July, 1991.

Kathleen Ward
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 $43,301.00.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 2nd day of July, 1991.

Kathleen Ward
Notary Public

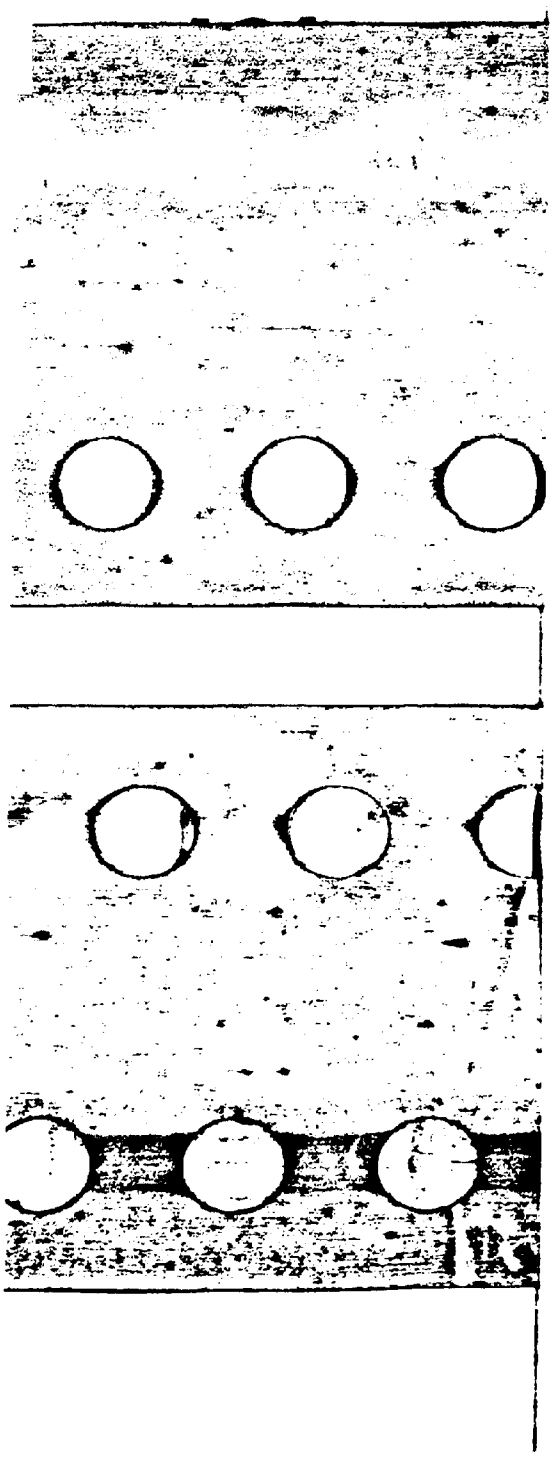
My commission expires: January 23, 1993

27934

INSTRUMENT PREPARED

Jul 2 3 27 PM '91

3318 07/02 0101 03CHECK 170.21



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8390 PAGE 17

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 43301.00
CON TX 160.21
PRFEE 1.00
WDEED 9.00
TOTAL 170.21
CHECK 170.21

07/02/91 01 15:28 0001 8318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27934.

IDENTIFICATION REFERENCE

JUL 2 3 27 PM '91

No. 437380