Box 33 MJP

BOOK 8406 PAGE 395

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
Box 474
Memphis, TN 38101

Map and Parcel
107-5-16

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 3, 1986, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Charles F. Thoet, Jr., as same appears of record in Book 6757, page 44, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, 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 8362, page 519, 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 June 13, 1991, and subsequent insertions appearing on June 20, 1991, and June 27, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 11, 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 FIRST TENNESSEE BANK NATIONAL ASSOCIATION at and for the sum of Forty Eight Thousand Fifty Six and 57/100) 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 Unit No. 16 on the Plan of Bel Air, Section 1, as of record in Plat Book 2900, page 27 and 28, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles F. Thoet, Jr. by deed from Frank R. Merhoff and wife, Glenda D. Merhoff of record in Book 6757, page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as 1930 Dabbs Avenue, Nashville, Tennessee, 37217.

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 17th 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 17th day of July, 1991.

Donna C. Sharpe
NOTARY PUBLIC

My commission expires: 5/22/93

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 $48,056.57.

D. Williams Van Patterson
Affiant

Sworn to and subscribed before me,
this 17th day of July, 1991.

Notary Public

My commission expires: 5/22/93

NOTARY PUBLIC
DAVIDSON CO., TENN.

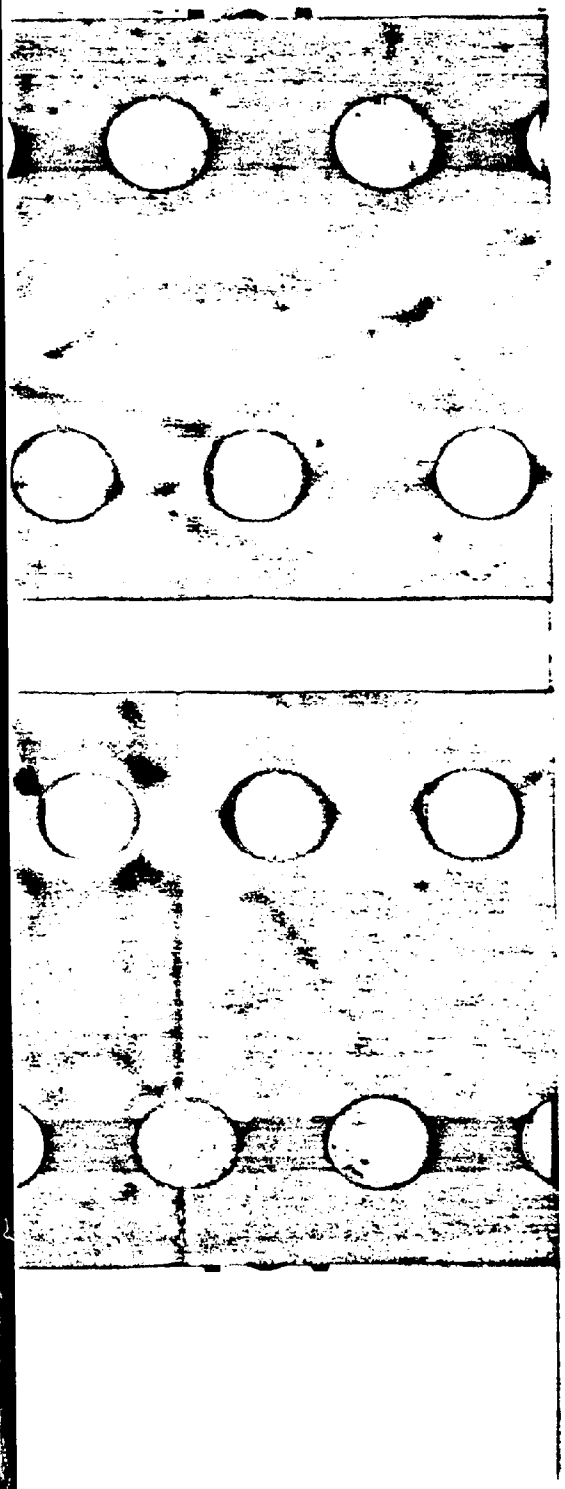
31696

IDENTIFT REFERENCE

JUL 18 10 58 AM '91

2695 07/18 0101 03CHECK 187.27

5:MJP0717911.jp



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	48056.57
			CON TX	177.97
			PRFEE	1.00
			WDEED	9.00
			TOTAL	187.97
			CHECK	187.97
07/18/91	01		10:59 0001	2695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 6 9 6

IDENTIFICATION REFERENCE

JUL 18 10 58 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 441694