Box 38 MJP

BOOK 8424 PAGE 833

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
91-15-118

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 October 26, 1989, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Roger L. Eldridge, as same appears of record in Book 7973, page 353, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed D. J. Atkins and Harold I. Brooks, 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 8393, page 626, 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 July 18, 1991, and subsequent insertions appearing on July 25, 1991, and August 1, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 14, 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 Fifty Nine Thousand Four Hundred Forty Three and no/100 ($59,443.00) 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 the southwest part of Block 7 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.
>
> Said part of said block fronts 40.5 feet on the northerly side of Elkins Avenue and runs back between parallel lines, along the easterly margin of 53rd Avenue North, 160 feet more or less to a dead line.
>
> Being the same property conveyed to Roger L. Eldridge and wife, Martha Eldridge by deed from Hope, Inc. of record in Book 6084, page 336, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6222, page 147, said Register's Office, Martha Eldridge conveyed her interest to Rodger L. Eldridge.

This is improved property known as 5214 Elkins Avenue, Nashville, Tennessee, 37209.

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 20th day of August, 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 20th day of August, 1991.

Vicki A. Jones
NOTARY PUBLIC

My commission expires: 11-16-91

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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 $59,443.00.

Marilyn Jean Patterson
Affiant

Sworn to, and subscribed before me, this 20th day of August, 1991.

Notary Public

My Commission expires: 11-10-91

40561

IDENTIFICATION

Aug 21 11 04 AM '91

5307 08/21 0101 03CHECK 229.78

5:MJP0820912.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 TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 59443.00

| | |
|---|---|
| CAMT | 59443.00 |
| CON TX | 219.78 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 229.78 |
| CHECK | 229.78 |

08/21/91 01 11:04 0001 5307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4056 I.

IDENTIFI REFERENCE

Aug 21 11 04 AM '91

No. 451826