Per 41

This instrument prepared by:
Elizabeth M. Adams
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8426 PAGE 705

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Sovran Bank/Tennessee One Sovran Plaza Nashville, TN 37219	Same	91-8-283 91-8-284

Field Book No.:

12W-06642
12W-06640

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 22nd day of August, 1991, by Elizabeth M. Adams, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated February 9, 1990, of record in Book 8045, page 1, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Cleophus Driver, Sr., Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any other person or persons, and Cleophus Driver, Sr., an unmarried person, conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, to secure payment to Sovran Bank/Central South (now known as Sovran Bank/Tennessee) of a Note dated February 9, 1990, in the original principal amount of Twenty-Three Thousand Four Hundred Dollars ($23,400) (the "Note"), and other indebtedness and obligations as described therein; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and the default was not cured; and

WHEREAS, the lawful holder of the Note, Sovran Bank/ Tennessee, appointed Elizabeth M. Adams to serve as Successor Trustee in place of Scott C. Williams, Trustee, in accordance with the terms of said Deed of Trust by an instrument of record in Book 8407, page 170, Register's Office for said County; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 11:30 a.m. on August 22, 1991, at the front (south) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on August 1, August 8 and August 15, 1991, and sent a copy of such notice to Cleophus Driver, Sr., and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Sovran Bank/Tennessee, at the price of Five Thousand Five Hundred and no/100 Dollars ($5,500.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Elizabeth M. Adams, Successor Trustee as aforesaid, in consideration of the premises and the sum of Five Thousand Five Hundred and no/100 Dollars ($5,500.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Sovran Bank/Tennessee, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

TRACT NO. 1:

Being part of Lot No. 2 on the Subdivision of Lot No. 27, etc., of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 30, 1953, as follows:

Beginning at the intersection of the center lines of Albion, formerly Walker Street, and 40th Avenue North, formerly Clifton Street, thence with the center of Albion Street, westwardly 164 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 14 deg. 17' west 109.8 feet to the northwest corner of the property conveyed to Jake Stein and

wife, by deed from Julia Armstrong Burton Harris, of record in Book 2152, page 154, said Register's Office; thence with the northerly line of said Stein property, North 61 deg. 16' East 155.8 feet to the westerly margin of 40th Avenue, North, the northeast corner of said Stein property; continuing in the same direction 33 feet, in all 188.8 feet in the center of 40th Avenue, North; thence with the center of said Avenue, northwestwardly 57 feet to the beginning.

TRACT NO. 2:

Being part of Lot No. 2 on the Subdivision of lot no. 27 etc. of the Clifton Plan, as of record in Book 161, page 68, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, June 30, 1953, as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 46 feet south of the Southwest corner of said Avenue and Albion Street; thence south 61 deg. 16' west 155.8 feet; thence south 14 deg. 17' west 135.2 feet; thence north 61 deg. 16' east 45 feet; thence north 30 deg. 15' east 50 feet; thence north 61 deg. 16' east 150 feet to the westerly margin of 40th Avenue North; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Cleophus Driver, Sr., Trustee with full power, by Deed from Robert E. Henry and wife, Katherine Henry, of record in Book 4407, page 760, rerecorded in Book 4410, page 818, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid ad valorem taxes.

(2) Metro taxes for 1990 and 1991.

(3) Vendor's lien in an Installment Deed executed by Jake Stein and wife, Sadie V. Stein, to Robert E. Henry and

wife, Katherine Henry, Trustees, of record in Book 4331, page 696, Register's Office for Davidson County, Tennessee, to secure payment of indebtedness described therein.

(4) Title to that portion of the premises lying within the bounds of any roads, streets, highways, easements and rights-of-way.

(5) Such easements and restrictions as may be applicable.

(6) Any rights of redemption or otherwise held by any taxing authority.

(7) Rights or claims of parties in possession.

(8) Any and all other matters, including without limitation, liens, encumbrances, easements, restrictions, building lines, defects, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Elizabeth M. Adams

ELIZABETH M. ADAMS,
Successor Trustee

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared ELIZABETH M. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that ELIZABETH M. ADAMS as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of August, 1991.

Deborah A. Hughes
Notary Public

My commission expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Five Thousand, Five Hundred and no/100 Dollars ($5,500.00).

SOVRAN BANK/TENNESSEE

By: _____

Title: Banking Officer

Subscribed and sworn to before me this the 22nd day of August, 1991.

Deborah A. Hughes
Notary Public

My commission expires: May 28, 1995

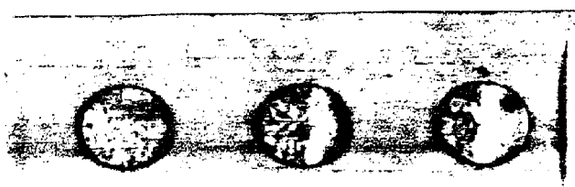
NOTARY PUBLIC

41222

FILED FOR RECORD
AUG 23 11 23 AM '91

5144 08/23 0101 03CHECK 36.35

4234S/08-22-91



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

RECEIVED OF _____

FOR _____

BOOK 8426 PAGE 710

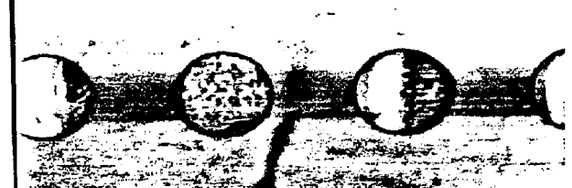
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT	5500.00
			MOR TX	20.35
			PRFEE	1.00
			WDEED	15.00
			VOID	
			MAMT	5500.00-
			VOID	
			MOR TX	20.35-
			CAMT	5500.00
			CON TX	20.35
			TOTAL	36.35
			CHECK	36.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/91 01 11:24 0001 6144





4125.2

IDENTIFICATION REFERENCE

Aug 23 11 23 AM '91

FELIX Z. WILSON REGISTER

No. 452650