ADDRESS NEW OWNER:

Sovran Equity Mortgage Corporation
2401 Hillsboro Rd.
Suite 103
Nashville, TN 37212-5309

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

Ingram & Lowe Attorneys
405 Two Mile Pike
Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED 1316 09/16 0101 03CHECK 136.50

WHEREAS, by Deed of Trust dated November 14, 1989, of record in Deed Book 7985, Page 983, Register's Office for Davidson County, Tennessee, Faye A. Fyke, now known as Faye A. Leach and husband, Franklin D. Leach, conveyed certain real property therein described to I. Dyke Tatum, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated August 7th, 1991, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of I. Dyke Tatum, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8419, Page 318, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on August 22, 1991, and thereafter on August 29, 1991, and September 5, 1991, which notice of sale advertised the sale of the property hereinafter described for September 12, 1991, at 1:00 P.M.; and

WHEREAS, on September 12, 1991 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Thirty-Four Thousand Nine Hundred Sixty-Seven and 79/100 Dollars ($34,967.79), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Sovran Equity Mortgage Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 and the Southeasterly 25 feet of that parcel shown as "Reserved Tract" on the Plan of Sheffield Subdivision, of record in Book 3842, page 158, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and portion of the Reserved Tract front together 85.0 feet on the Southwesterly side of Curtis Street and extends back 190 feet, more or

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less, on the Southeasterly line to a dead line in the rear measuring 87.4 feet.

BEING the same property conveyed to Gary V. Fyke and wife, Faye A. Fyke by deed from Kentucky-Tennessee Conference Association of Seventh-day Adventists, of record in Book 5869, page 591, Register's Office for Davidson County, Tennessee. Gary V. Fyke having since died.

This is improved property known as 3223 Curtis St., Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said Sovran Equity Mortgage Corporation, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 13th day of September, 1991.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

By: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 1991, before me personally appeared Ingram & Lowe Attorneys, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $35,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 13th day of September, 1991.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

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

RECEIVED OF _____

FOR _____

BOOK 8443 PAGE 554

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 6.00
TOTAL 136.50
CHECK 136.50
09/16/91 01 15:07 0001 1316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

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No. 459549