THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219
(615) 256-0815

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of March 11, 1991, David M. Bratcher and wife, Angela G. Bratcher, executed a certain Tennessee Deed of Trust to James M. McGrew, Jr. and Elizabeth W. Clark, Trustees, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 8318, page 624, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, John C. Phipps II, was appointed Substitute Trustee in the place and stead of James M. McGrew, Jr. and Elizabeth W. Clark, Trustees, said appointment having been set forth in Book 8407, page 178, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owners and holders of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of September 12, 1991, September 19, 1991 and September 26, 1991, of said newspaper, said sale having been advertised for October 8, 1991, commencing at 12:00 Noon, at the front steps of the Courthouse in and for Davidson County, Tennessee, at which time and place same was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by First Tennessee Bank National Association, to wit: a bid of Eighty-nine Thousand Five Hundred and 00/100 Dollars ($89,500.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps II, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said First Tennessee Bank National Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. J-203, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, page 470, Register's Office for Davidson County, Tennessee said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to the David M. Bratcher and wife, Angela G. Bratcher by deed from Naiel S. Hamid S. Al-Barak, recorded in Book 8318, page 621, Register's Office for Davidson County, Tennessee.

5.8.218.

IDENTIFICATION

Oct 30 1 34 PM '91

PLAT

TO HAVE AND TO HOLD, unto the said First Tennessee Bank National Association, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps II, as Substitute Trustee, has hereunto set his hand as of the 28th day of October, 1991.

John C. Phipps II, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps II, as Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 28th day of October, 1991.

Notary Public

My Commission Expires: 7-24-93

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PROPERTY OWNER: First Tennessee Bank National Association
PROPERTY ADDRESS: Unit J-203, Richland House Condominiums
3626 West End Avenue
Nashville, Tennessee 37205

Send Tax Bills To: First Tennessee Bank National Association
P. O. Box 100
Franklin, Tennessee
ATTENTION: JAMES M. McGREW, JR.

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Eighty-nine Thousand Five Hundred and 00/100 Dollars ($89,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 28th day of October, 1991.

Notary Public

My Commission Expires: 5/1/93

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8474 PAGE 830

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 89500.00
CON TX 331.15
PRFEE 1.00
MISC 6.00
TOTAL 338.15
CHECK 338.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/91 01 13:35 0001 7363

5.8.21 IDENTIFICATION OCT 30 1 34 PM '91

No. 472052