w3:jlr1622

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Sovran Bank/Tennessee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Sovran Bank/Tennessee One Sovran Plaza Nashville, TN 37219	(same)	Map 104-14-C; Nos. 2 and 10 Map 104-2-K; Nos. 3, 4, 5 & 7 Map 104-14-D; Nos. 14, 21, 22, 26 & 27

This instrument prepared by: DEARBORN & EWING, 1200, One Sovran Plaza, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 585,600 .

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 5th day of December, 1991.

Jeanette I. Ramer
Notary Public

My Comm. Expires: 9/16/95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 21, 1986, of record in Book 6787, page 436, as modified in Book 7805, page 481, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust" and "Modification Agreement", SCW Construction Company, Inc., a Tennessee corporation, conveyed to Brenda Franks Hale, Trustee, with respect to the Deed of Trust and Douglas S. Hale, Trustee, with respect to the Modification Agreement, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust and as modified by the Modification Agreement, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note, Deed of Trust and Modification Agreement, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of certain instruments of record in Book 8485, pages 106 and 108, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Brenda Franks Hale, Trustee, and Douglas S. Hale, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 noon, on Thursday, December 5, 1991, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal, statutory and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of

every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on November 14, 21, and 28, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Sovran Bank/Tennessee, acting through its agent Hunter Atkins, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Sovran Bank/Tennessee, acknowledges receipt of the sum of Five Hundred Eighty-Five and Six Hundred and No/100 Dollars ($586,600), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Sovran Bank/Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Sovran Bank/Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Sovran Bank/Tennessee, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 5th day of December, 1991.

Stephen C Baker, Substitute Trustee
Stephen C. Baker,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 1991.

Jeanette J. Rennick
NOTARY PUBLIC

My Commission Expires: 9/16/95

RECORDERS MEMO
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EXHIBIT A

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 68 on the Revised Map of West End Park, of record in Plat Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 100 feet on the southeasterly margin of Parthenon Avenue, formerly Street, and extends back 145.4 feet on the northeasterly line and 145.3 feet on the southwesterly line to an alley in the rear measuring 100 feet thereon.

EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED UNITS:

Certain condominium apartments in Davidson County, Tennessee, being Units 1, 2 and 6 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7136, page 204, and as amended in Book 7213, page 126, said Register's Office.

The properties included in this conveyance are also known as:

TRACT A:
Certain condominium apartments in Davidson County, Tennessee, being Units 5 and 7 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7136, page 204, and as amended in Book 7213, page 126, said Register's Office.

Being a part of the same property conveyed to Stephen C. Wallace and wife, Betty Jean Wallace by deed from S. C. W. Construction Company, Inc., of record in Book 7731, page 732, said Register's Office, and further conveyed to S.C.W. Construction Company, Inc., by deed of record in said Register's Office.

TRACT B:
Certain condominium apartments in Davidson County, Tennessee, being Units 3 and 4 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7136, page 204, and as amended in Book 7213, page 126, said Register's Office.

Being the same property conveyed to Clay L. Livingston and Stephen C. Wallace by Quitclaim Deed from Stephen C. Wallace and wife, Betty Jean Wallace, of record in Book 7795, page 701, said Register's Office, and further conveyed to S.C.W. Construction Company, Inc., by deed of record in said Register's Office.

TRACT II:

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF TAX PARCEL 30, TAX MAP 104-14 AND BEING A PORTION OF THE PROPERTY OF RECORD IN BOOK 7084, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER COMMON WITH LINMAR PLACE 1, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LINMAR AVENUE, SAID PIN BEING LOCATED, WESTERLY, 200 FEET, MORE OR LESS, FROM THE WEST RIGHT-OF-WAY LINE OF MARLIN AVENUE;

THENCE, WITH LINMAR PLACE 1, SOUTH 61 DEG 30 MIN 00 SEC WEST, 181.92 FEET TO A POINT, A CORNER COMMON WITH LINMAR PLACE 1, IN THE EAST LINE OF B.K. WOOD;

THENCE, WITH B.K. WOOD NORTH 17 DEG 44 MIN 00 SEC WEST, 40.00 FEET TO A POINT, A CORNER COMMON WITH B.K. WOOD AND PERRY CHAFFIN, JR.;

THENCE, WITH PERRY CHAFFIN, JR THE FOLLOWING BEARINGS & DISTANCES;
THENCE, NORTH 00 DEG 57 MIN 00 SEC EAST, 151.55 FEET;
THENCE, NORTH 71 DEG 36 MIN 00 SEC EAST, 247.12 FEET TO A POINT, A CORNER COMMON WITH PERRY CHAFFIN, JR AND NASHVILLE ELECTRIC SERVICE IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 440;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE INTERSTATE 440, SOUTH 45 DEG 25 MIN 16 SEC EAST, 58.47 FEET TO A POINT, A CORNER COMMON WITH LINMAR PLACE 2 IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 440;

THENCE, WITH LINMAR PLACE 2, SOUTH 45 DEG 49 MIN 18 SEC WEST, 98.99 FEET TO A POINT, A CORNER COMMON WITH LINMAR PLACE 2 IN THE NORTH RIGHT-OF-WAY LINE OF LINMAR AVENUE;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE AND THE END TERMINUS CUL-DE-SAC OF LINMAR AVENUE, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 20.00 FEET, THE CENTRAL ANGLE OF WHICH IS 100 DEG 37 MIN 24 SEC, THE CHORD OF WHICH IS NORTH 89 DEG 24 MIN 25 SEC WEST, 30.78 FEET, ALONG THE CURVE DISTANCE OF 35.12 FEET TO A POINT;
THENCE, ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 72.60 FEET, THE CENTRAL ANGLE OF WHICH IS 35 DEG 08 MIN 41 SEC, THE CHORD OF WHICH IS SOUTH 57 DEG 51 MIN 14 SEC WEST, 43.84 FEET, ALONG THE CURVE DISTANCE OF 44.53 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 20.00 FEET, THE CENTRAL ANGLE OF WHICH IS 180 DEG 03 MIN 35 SEC, THE CHORD OF WHICH IS SOUTH 14 DEG 36 MIN 13 SEC, 40.00 FEET, ALONG THE CURVE DISTANCE OF 62.85 FEET TO A POINT;
THENCE, ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 20.00 FEET, THE CENTRAL ANGLE OF WHICH IS 73 DEG 45 MIN 40 SEC, THE CHORD OF WHICH IS SOUTH 67 DEG 45 MIN 10 SEC EAST, 24.01 FEET, ALONG THE CURVE DISTANCE OF 25.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,668 SQUARE FEET, (0.819 ACRES, MORE OR LESS).

Being part of the same property conveyed to SCW Construction Company, Inc. a Tennessee corporation, by warranty deed from Robert P. Ziegler, Trustee, with full power to sell and convey without the necessity of joinder of any Beneficiaries, of record in Book 7084, page 563, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED UNITS:
Units 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 23, 24, 25, and 28, on the Plan of Linmar Place III Condominium as of record in Book 7887, page 558, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7887, page 558, said Register's Office.

The properties included in this conveyance are also known as:

Units 14, 21, 22, 26 and 27 on the Plan of Linmar Place III Condominium as of record in Book 7887, page 558, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7887, page 558, said Register's Office.

TRACT III:

BEING A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF LOTS 20 AND 21 AS SHOWN ON THE MAP OF BRANSFORD REALTY COMPANY'S SHARONDALE SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF MARLIN AVENUE, SAID POINT BEING A CORNER COMMON WITH JOHN MOFFAT AND BEING LOCATED SOUTHWESTERLY, 117 FEET, MORE OR LESS, FROM THE WEST RIGHT-OF-WAY LINE OF LINMAR AVENUE;

THENCE WITH MOFFAT, NORTH 38 DEG 39 MIN 51 SEC WEST, 158.00 FEET TO A POINT;

THENCE SOUTH 52 DEG 49 MIN 06 SEC WEST, 37.00 FEET TO A POINT, A CORNER COMMON WITH MOFFAT IN THE EAST LINE OF RILEY ROBERTS;

THENCE WITH ROBERTS, ROBINSON AND B.K. WOOD, NORTH 11 DEG 40 MIN 05 SEC WEST, 47.17 FEET; NORTH 09 DEG 19 MIN 21 SEC WEST, 47.35 FEET TO A POINT, A CORNER COMMON WITH LOT 1, LINMAR CIRCLE SUBDIVISION IN THE EAST LINE OF B.K. WOOD;

THENCE WITH LOT 1, LINMAR CIRCLE SUBDIVISION, NORTH 61 DEG 30 MIN 00 SEC EAST, 181.92 FEET TO A POINT, A CORNER COMMON WITH LOT 1 IN THE WEST RIGHT-OF-WAY LINE OF LINMAR AVENUE;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF LINMAR AVENUE, SOUTH 36 DEG 22 MIN 56 SEC EAST, 65.00 FEET TO A POINT, A CORNER COMMON WITH JAMES LUSK;

THENCE WITH LUSK AND HOWARD CHEEK, SOUTH 52 DEG 49 MIN 06 SEC WEST, 124.12 FEET TO A POINT, CORNER COMMON WITH HOWARD CHEEK;

THENCE WITH CHEEK, SOUTH 38 DEG 59 MIN 51 SEC EAST, 150.00 FEET TO A POINT, A CORNER COMMON WITH CHEEK IN THE NORTH RIGHT-OF-WAY LINE OF MARLIN AVENUE;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF MARLIN AVENUE, SOUTH 52 DEG 50 MIN 52 SEC WEST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25002 SQUARE FEET, (0.57 ACRES, MORE OR LESS).

Being the same property conveyed to SCW Construction Company, Inc., by Warranty Deed of record in Book 6787, page 432, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED UNITS:

Units 1, 3, 4, 4, 5, 6, 7, 8, and 9 on the Plan of Linmar Place Condominium as of record in Book 6892, page 724, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 6892, page 724, as amended in Book 7213, page 129, and Book 7374, page 800, said Register's Office.

THE PROPERTIES INCLUDED IN THIS CONVEYANCE ARE KNOWN AS:

Units 2 and 10 on the Plan of Linmar Place Condominium as of record in Book 6892, page 724, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 6892, page 724, as amended in Book 7213, page 129, and Book 7374, page 800, said Register's Office.

RECORDERS MEMO -
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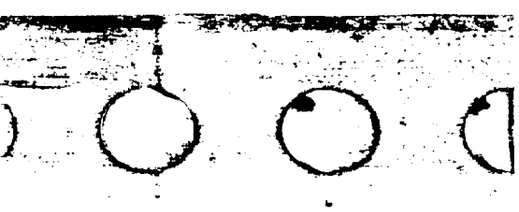
6.7.16.9

IDENTIFICATION REFERENCE

DEC 5 1 22 PM '91

FELIX Z WILKINS JR REGISTER
DAVIDSON COUNTY, TN

9766 12/05 0101 03CHECK 2182.72



OFFICIAL RECEIPT

FELIX Z. WILSON, II

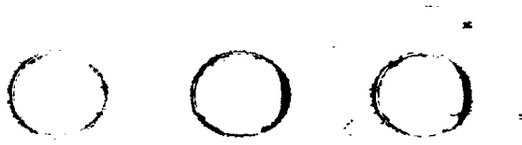
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8501 PAGE 884

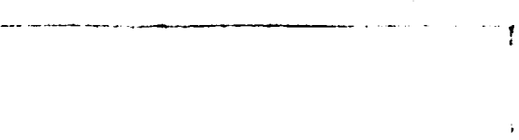


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				585600.00
			CON TX	2166.72
			PRFEE	1.00
			WDEED	15.00
			TOTAL	2182.72
			CHECK	2182.72
12/05/91	01		13:25 0001	9766



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

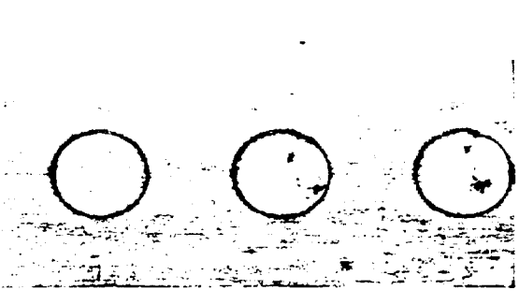


6.7.16.9.

IDENTIFICATION REFERENCE

DEC 5 1 22 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN



No. 482327