Box 41

This instrument prepared by:
William B. Drescher
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:

Sovran Bank/Tennessee
P.O. Box 220
Franklin, TN 37065-0220

Send Tax Bills To:

Same

Map and Parcel Nos:

162-5-198

Field Book No.:

05DU-38393

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 30th day of December, 1991, by Overton Thompson, III, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by a Deed of Trust dated the 17th day of January, 1986, of record in Book 6770, page 280, Register's Office for Davidson County, Tennessee, Robert E. Potter, Jr., and wife, Kellye W. Potter, conveyed to Peter Weiss, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank, now Sovran Bank/Tennessee, of indebtedness more fully described therein; and

WHEREAS, the indebtedness secured by the 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 indebtedness to be in default, and notice was given of such default to Robert E. Potter, Jr., and Kellye W. Potter, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the indebtedness, Sovran Bank/Tennessee, formerly Williamson County Bank, appointed Overton Thompson, III, to serve as Successor Trustee in place of Peter Weiss, Trustee, in accordance with the terms of the Deed of Trust, by an instrument of record in Book 8485, page 675, said Register's Office; and

WHEREAS, the lawful holder of the indebtedness 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 in the The Nashville Record that the property would be sold at 3:00 o'clock p.m. on December 30, 1991, at the south door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on November 28, December 5 and December 12, 1991, and sent a copy of such notice to Robert E. Potter, Jr., and Kellye W. Potter, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, sold said property to Sovran Bank/Tennessee, at the price of FORTY THOUSAND and NO/100 Dollars ($40,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Overton Thompson, III, Successor Trustee as aforesaid, in consideration of the premises and the sum of $40,000.00, 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, but no further or otherwise, in and to the following described real estate located in Davidson County, Tennessee, together with any and all improvements appurtenances, rights and privileges thereunto belonging, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hickory Valley, Section Three, of record in Book 4460, Page 86, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.
>
> BEING the same property conveyed to Robert E. Potter, Jr., and wife, Kellye W. Potter, by deed from AAA Realty Company of record in Book 6539, Page 298, Register's Office for Davidson County, Tennessee.

Said property is located at 313 Ash Grove Ct., Nashville, Tennessee.

The above described property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PROPERTY, THE CONDITION OF THE PROPERTY, THE MERCHANTIBILITY OF THE PROPERTY, OR THE FITNESS OF THE PROPERTY FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforesaid real estate, free from the equity of redemption and all other rights of redemption, statutory or otherwise, including but not limited to T.C.A. § 66-8-101, et seq., as amended from time to time, homestead, dower, and all other exemptions and marital rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to, without limitation, the following:

(1) Any and all unpaid real property taxes, including any penalty and interest thereon.

(2) Such prior easements, building lines, recorded plans, and restrictions as may be applicable.

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

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

(5) Rights or claims of parties in possession.

(6) Any matters which would be shown by an accurate survey or inspection of the property.

(7) 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 the 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.

Overton Thompson III Suc Trustee
Overton Thompson, III,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Norma J White, a Notary Public of the State and County aforesaid, personally appeared OVERTON THOMPSON, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, this 30 day of December, 1991.

Norma J White
Notary Public

My commission expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is FORTY THOUSAND and NO /100 Dollars ($ 40,000.00).

Jerry Sague Banking Officer
Affiant

Subscribed and sworn to before me this the 30 day of December, 1991.

Norma J White
Notary Public

My commission expires: 3-25-95

7.31117

IDENTIFICATION REFERENCE

Dec 30 4 10 PM '91

8888 12/30 0101 03CHECK T010 05/21

-4- 161.00

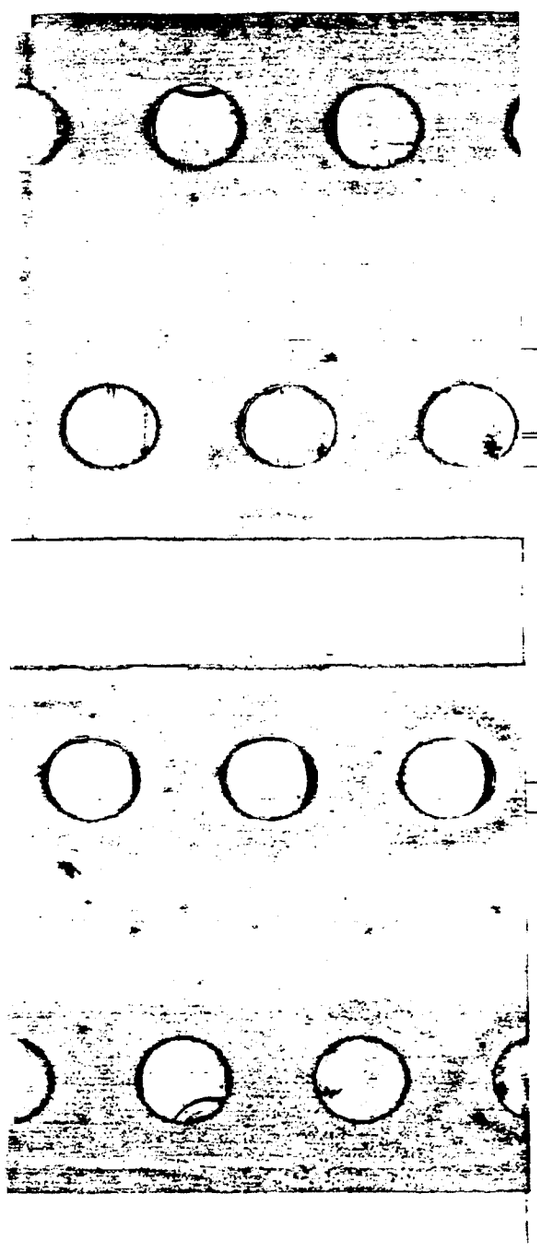
2010w/12-23-91

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00
12/30/91	01			16:10 0001 6838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7311 I.7.

IDENTIFICATION REFERENCE

Dec 30 4 10 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 489296