M&P#'s 82-8-216
82-12-161

63

BOOK 8524 PAGE 426

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
C & S Sovran Credit BNA Corporate Center 404 BNA Drive Building 200, Suite 302 Nashville, TN 37217	Same	INGRAM & LOWE ATTORNEYS 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 24, 1991, of record in Deed Book 8283, Page 497, Register's Office for Davidson County, Tennessee, Gloria Dailey, unmarried, conveyed certain real property therein described to First Title Corporation, Davidson Co., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 8, 1991, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of First Title Corporation, Davidson County, Tennessee, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8397, Page 745, 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 Business Journal a newspaper published in Davidson County, Tennessee, said notice being first published on December 2, 1991, and thereafter on December 9, 1991, and December 16, 1991, which notice of sale advertised the sale of the property hereinafter described for December 23, 1991, at 1:20 P.M.; and

WHEREAS, on December 23,1991 at 1:20 P.M., at the front door of the Davidson County Courthouse in Nashville, 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 Forty-Five Thousand and 00/100----------Dollars ($45,000.00), 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 C & S Sovran Credit Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot Nos. 24, 25, and 26 on the Plan of Leek's subdivision of Arthur Tract as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is improved property known as 405 Myrtle, 909 & 913 Marina, Nashville, TN.

7524.7

IDENTIFICATION

JAN 8 12 27 PM '92

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 C & S/Sovran Credit 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 23rd day of December, 1991.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

By: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 1991, before me personally appeared D. Ronald Ingram, 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. Briggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5230 01/08 0101 03CHECK 173.50

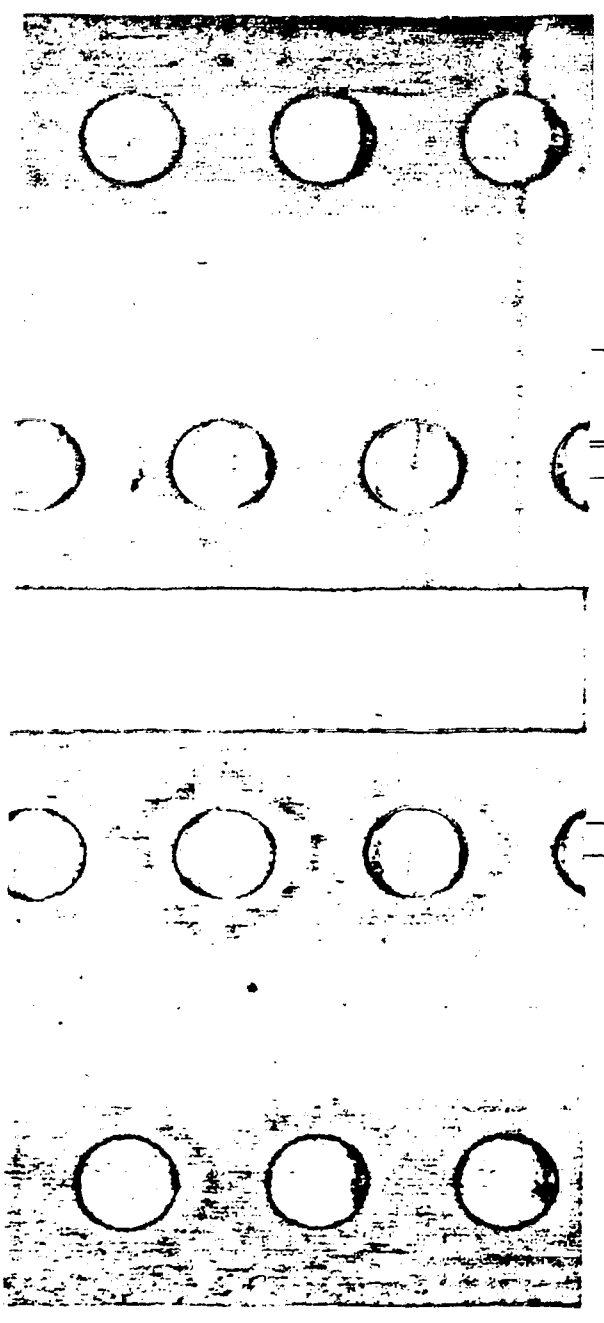
The actual consideration for this transfer or value of the property (whichever is greater) is $45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 23rd day of December, 1991.

Rebecca A. Briggs
Notary Public

My commission expires: 5-20-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8524 PAGE 428

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50

01/08/92 01 12:28 0001 5230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 2 4 7

IDENTIFICATION

JAN 8 12 27 PM '92

No. 491658