Box 38 MJP

BOOK 8531 PAGE 836

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Nationsbanc Mortgage Corp. of Virginia
P. O. Box 26388
Richmond, VA 23260-6388

Map and Parcel
150-8-116

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated July 29, 1988, to D. J. Atkins and Harold I. Brooks, Trustee, executed by William W. Brent and wife, Stephanie D. Duncan-Brent, as same appears of record in Book 7616, page 769, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed D. J. Atkins and Harold I. Brooks, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8477, page 69, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on December 12, 1991, and subsequent insertions appearing on December 19, 1991, and December 26, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 8, 1992, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, FORMERLY KNOWN AS SOVRAN MORTGAGE CORPORATION at and for the sum of One Hundred Eleven Thousand Nine Hundred Thirty Five and 27/100 ($111,935.27) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, FORMERLY KNOWN AS SOVRAN MORTGAGE CORPORATION, of the sum of

money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, FORMERLY KNOWN AS SOVRAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 466, Phase 1, Somerset, a Planned Unit Development, (formerly Section Six, Towne Village of the Country), of record in Plat Book 6900, pages 690 and 691, said Register's Office, to which plan reference is herein made for a more compelte description.
>
> Said Lot No. 466 fronts 78.54 feet on the northerly margin of Huntingboro Trail and extends back 109.95 feet on the northerly line and 131.94 on the southerly line to a dead ine in the rear measuring 64.16 feet thereon.
>
> Being the same property conveyed to Dennis M. Blair and wife, Virnel L. Blair by deed from William W. Brent and wife, Stephanie D. Duncan-Brent of record in Book 7930, page 932, Register's Office for Davidson County, Tennessee.

This is improved property known as 3605 Huntingboro Trail, Antioch, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, FORMERLY KNOWN AS SOVRAN MORTGAGE CORPORATION, its successors and assigns, in fee simple forever. The said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 14th day of January, 1992.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 1992.

Vicki C Jones
NOTARY PUBLIC

My commission expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $111,935.27.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 14th day of January, 1992.

Vicki C Jones
Notary Public

My commission expires: 9-16-95

77889

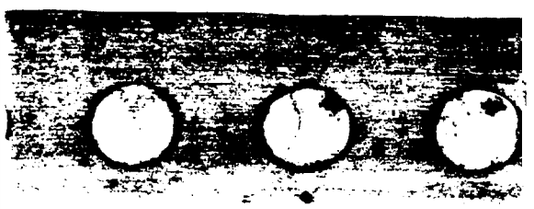
IDENTIFICATION REFERENCE

JAN 21 10 52 AM '92

DAVIDSON COUNTY, TN

3257 01/21 0101 03CHECK 424.03

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



RECEIVED OF _____

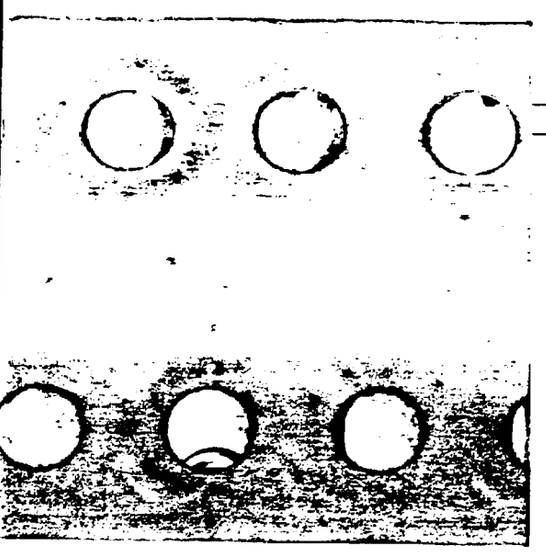
FOR _____

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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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
111935.27
MOR TX 414.03
ERR CO
~~MOR TX 414.03~~
CON TX 414.03
PRFEE 1.00
WDEED 9.00
TOTAL 424.03
CHECK 424.03

7.7.8.8.9

IDENTIFICATION REFERENCE

JAN 21 10:52 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

01/21/92 01 10:53 0001 8257

No. 494650