This instrument prepared by:
ROBERT N. BUCHANAN III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank in Nashville 201 Fourth Avenue N. Nashville, TN 37219	Same	131-01-DA 147CO 7DA 70685

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 31st day of January, 1992, by and between ROBERT N. BUCHANAN III, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Third National Bank in Nashville, a national banking association.

WHEREAS, by Deed of Trust dated the 31st day of August, 1990, of record in Book 8196, page 589, Register's Office for Davidson County, Tennessee, EDWARD KAESER, JR. and wife, ROSEMARY T. KAESER, conveyed to ROBERT C. GOODRICH, JR., Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note in the original principal amount of Ninety-three Thousand, Seven Hundred Ninety and 17/100 Dollars ($93,790.17); and

WHEREAS, ROBERT C. GOODRICH, JR. was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed ROBERT N. BUCHANAN III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8520, page 616, Register's Office for said County; and

WHEREAS, the indebtedness secured by said 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 Note to be in default, and more than twenty (20) days notice was given of such default to EDWARD KAESER, JR. and wife, ROSEMARY T. KAESER, 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 Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the The Nashville Record that the property would be sold at 11:30 a.m. on Friday, January 31, 1992, at the front (south) door of the Davidson County Courthouse, Nashville, Tennessee, such advertisement appearing in said paper on January 9, 16 and 23, 1992, and sent a copy of such notice to EDWARD KAESER, JR. and wife, ROSEMARY T. KAESER and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Bank in Nashville, at the price of $53,000.00, this being the highest, last and best bid.

NOW, THEREFORE, I, ROBERT N. BUCHANAN III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty-Three Thousand and no/100 Dollars ($53,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4111 in Legend Hall, a Horizontal Property Regime, located at 4111 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Rosemary T. Kaeser by Deed from M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, of record in Book 5459, page 428, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all legal and equitable rights of redemption and all other rights of redemption, statutory or otherwise, 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 certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any mechanics' and materialmen's liens, filed or unfiled.

(2) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(7) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert N. Buchanan III

ROBERT N. BUCHANAN III,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Teresa Spears, a Notary Public of the State and County aforesaid, personally appeared ROBERT N. BUCHANAN 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 Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 3 day of February, 1992.

B. Teresa Spears
Notary Public

My commission expires: May 20, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,000.00.

Affiant

Subscribed and sworn to before me this the 3 day of February, 1992.

Lisa Ford
Notary Public

My commission expires: 3/25/95

7868 02/03 0101 03[illegible] 20[illegible]

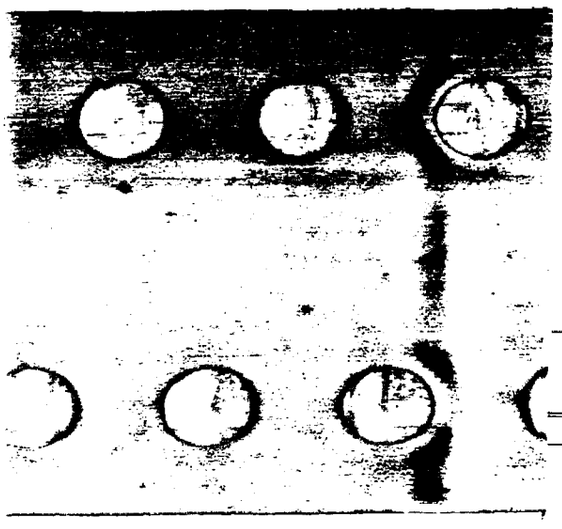
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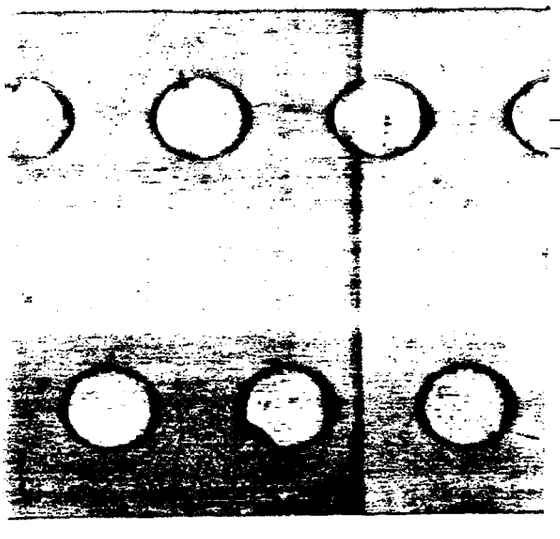
IDENTIFICATION

FEB 3 [illegible] 20 PM '92

MAIL ENV.

8559R/01-31-92





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

RECEIVED OF _____

FOR _____

BOOK **8541** PAGE **833**

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 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 12.00
TOTAL 209.10
CHECK 209.10

02/03/92 01 15:20 0001 7868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81235

IDENTIFT REFERENCE

FEB 3 3 20 PM '92

DAVIDSON COUNTY, TN

No. 498492