THIS INSTRUMENT PREPARED BY:
MICHAEL GIGANDET
ORTALE, KELLY HERBERT & CRAWFORD
P. O. BOX 3375
NASHVILLE, TN 37219-0375
(615) 256-9999

Bk 36

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner:

First Tennessee Bank N.A.
P. O. Box 84
Memphis, TN 38101

Send Tax Bills To:

First Tennessee Bank N.A.
P. O. Box 84
Memphis, TN 38101

Street Address of Subject Property:

213-215 MacFie Drive
Nashville, TN

Map-Parcel No:

033-16-0
072.00

THIS INSTRUMENT made and entered into on this the 10th day of March, 1992, by and between Michael Gigandet, Substitute Trustee, party of the first part, and First Tennessee Bank N.A., party of the second part.

WHEREAS, on the 20th day of June, 1991, John Noble Patton and wife, Melody D. Patton, executed a Deed of Trust to Charles E. Womble, Trustee for First Tennessee Bank National Association, to secure a Deed of Trust Note in the amount of Ninety-One Thousand One Hundred Eighty One and 26/100 ($91,181.26) Dollars payable to First Tennessee Bank National Association, all as set forth in said Deed of Trust of record in Book 8391, page 556, Register's Office for Davidson County, Tennessee; and

WHEREAS, the holders of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms and conditions of said Deed of Trust in an instrument of record in Book 8549, page 113, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the

Substitute Trustee did advertise the time, place, and terms thereof in The Nashville Record having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: February 27, 1992, March 5, 1992, and March 12, 1992; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 20th day of March, 1992, at Twelve O'Clock (12:00) Noon, the Substitute Trustee offered said property for sale at the front Door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to First Tennessee Bank, N.A. at the price of FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) DOLLARS, this being the highest and best bid.

NOW, THEREFORE, the said Michael Gigandet, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) DOLLARS paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said First Tennessee Bank, N.A., its successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> Being Lot No. 53 on the Plan of Section 1, PRIMROSE MEADOWS, of record in Book 4675, page 18, Register's Office for said County. Said Lot No. 53 fronts 65.0 feet on the westerly margin of Macfie Drive, and extends back 188.45 feet on the northerly line and 159.87 feet on the southerly line, to a broken line in the rear, measuring 98.15 feet thereon. This is all of the same property that was conveyed to us by deed from Lebanon Bank of record in Deed Book 7698, page 312, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 213-215 MacFie Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto First Tennessee Bank, its

successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto First Tennessee Bank, N.A. all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 23 day of March, 1992.

Michael Gigandet, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael Gigandet, 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 foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of March, 1992.

NOTARY PUBLIC

My commission expires: 7-23-94

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ 55,000

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 1992.

NOTARY PUBLIC

My commission expires: 7-23-94

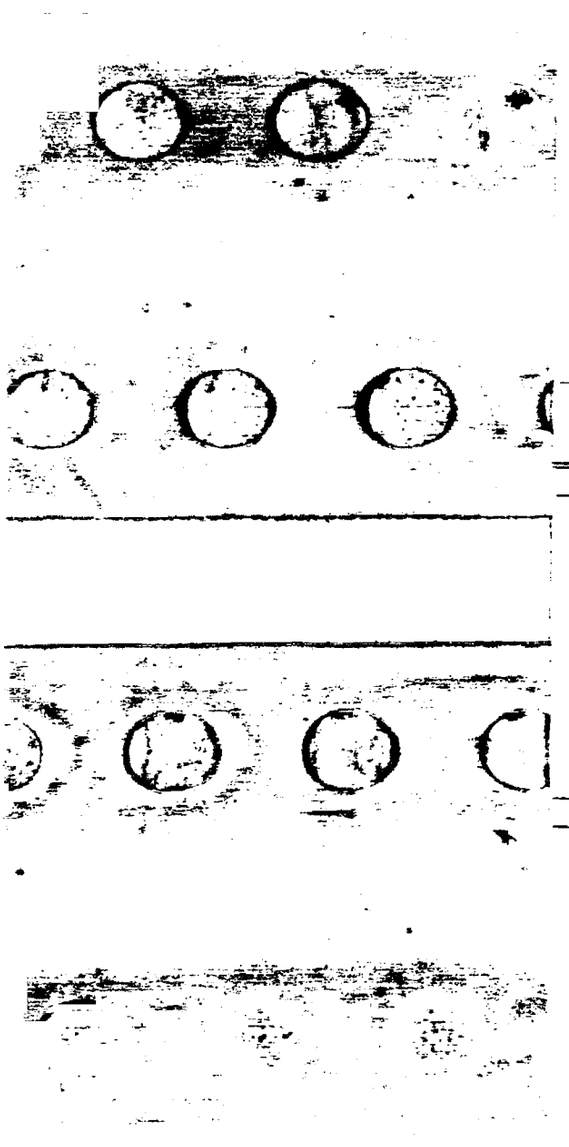
95001.

IDENTIFICATION REFERENCE

MAR 23 3 53 PM '92

DAVIDSON COUNTY, TN

3490 03/23 0101 03CHECK 213.50



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

RECEIVED OF _____

FOR _____

BOOK 8581 PAGE 613

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 213.50
				CHECK 213.50
			03/23/92 01	15:56 0001 9490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.50 0 I:

IDENTIFICATION REFERENCE

MAR 23 3 56 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513887