Box 38

BOOK 8625 PAGE 371

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):
NationsBank
P. O. Box 26388
Richmond, VA 23260-6388

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 1, 1988, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Kathryn E. Neill, as same appears of record in Book 7591, page 13, 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 8586, page 544, 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 April 9, 1992, and subsequent insertions appearing on April 16, 1992, and April 23, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 5, 1992, at 11:00 o'clock A.M., 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 NATIONSBANK, formerly known as Sovran Bank, N.A. at and for the sum of Eighty Three Thousand One Hundred Eight and 68/100 ($83,108.68) 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 NATIONSBANK, formerly known as Sovran Bank, N.A., 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 NATIONSBANK, formerly known as Sovran Bank, N.A., 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 Unit 211, Burns Station Condominium as shown on Plat in Master Deed of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathryn E. Neill by deed of record in Book 7591, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as 211 Burns Avenue, Nashville, Tennessee 37203.

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 NATIONSBANK, formerly Sovran Bank, N.A., 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 8th day of May, 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 8th day of May, 1992.

Notary Public
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 $83,108.68.

Affiant

Sworn to and subscribed before me,
this 12th day of May, 1992.

Notary Public

My commission expires: 9-16-95

5449 05/13 0101 03CHECK 317.47

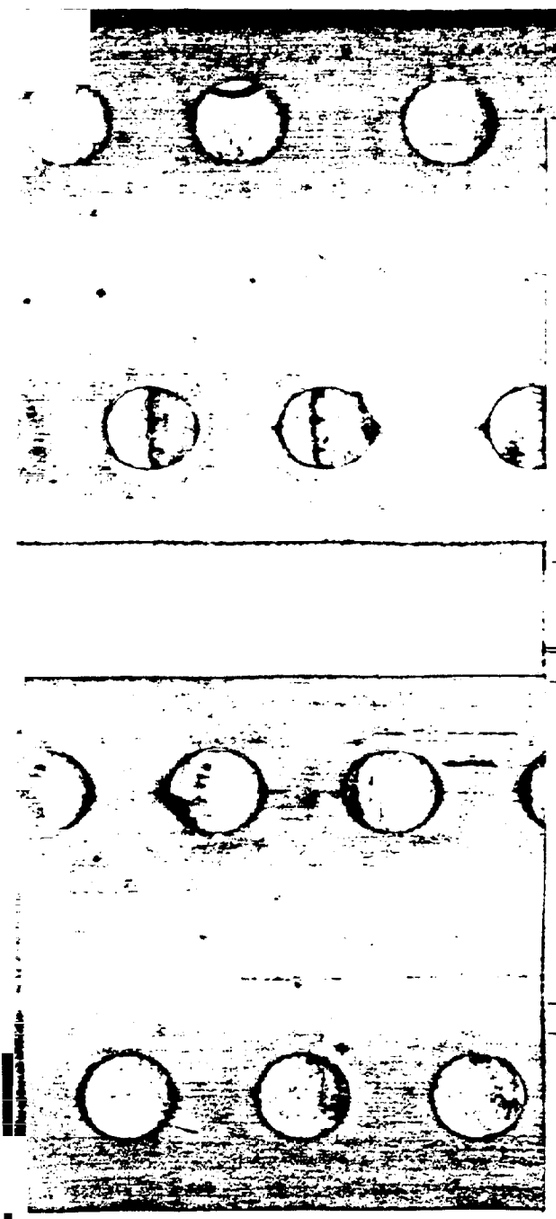
Q9991

IDENTIF. REFERENCE

MAY 13 11 59 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5:MJP0506922.jp



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 83108.68	
			CON TX 307.47	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 317.47	
			CHECK 317.47	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1 6001 6449

09991

IDENTIF. REFERENCE

MAY 13 11 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530661