Box 30 J

BOOK 8690 PAGE 603

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 Corporation
P. O. Box 26388
Richmond, VA 23260-6388

Map and Parcel
136-14-237

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 March 2, 1989, to David J. Guilford, Trustee, Trustee, executed by Jamie Sturtewagon and wife, Laurie Sturtewagen, as same appears of record in Book 7605, page 754, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed David J. Guilford, as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8658, page 379, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, 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 July 2, 1992, and subsequent insertions appearing on July 9, 1992, and July 16, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 24, 1992, at 11:05 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 NATIONSBANC MORTGAGE CORPORATION OF VIRGINIA, formerly known as Sovran Mortgage Corporation, at and for the sum of Seventy Nine Thousand One Hundres Sixty Four and 51/100 ($79,164.51) 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, Jean P. Shearer, 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:

> Being Lot No. 73B on the Plan of Zone Lot Division Harbor Gate Subdivision Section 2, Lots 73, 74, and 75, as of record in Plat Book 6900, page 297, Register's office for said County, which amends the Plan of Harbor Gate Section 2, as of record in Plat Book 6250, page 33, said Register's office, to which

plans reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kathrandra D. Smith by deed from Jamie Sturtewagen and wife, Laurie Sturtewagen of record in Book 7890, page 983 and rerecorded in Book 7896, page 289, Register's Office for Davidson County, Tennessee.

This is improved property known as 573 Castlegate Drive, Nashville, Tennessee, 37217.

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 Jean P. Shearer, 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, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 29th day of July, 1992.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, 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 29th day of July, 1992.

Vicki A Jones
NOTARY PUBLIC

My commission expires: 9-16-95

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

331124

IDENTIF. TREFERENCE

Jul 31 4 00 PM '92

FEES & TAXES RECD. DAVIDSON COUNTY TN.

1722 07/31 0101 03CHECK 306.04

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 $79,164.51.

Affiant

Sworn to and subscribed before me,
this 24th day of July, 1992.

Notary Public

My commission expires: 9-16-95

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

3312 4 IDENTIF. TREFER CE

JUL 31 2:00 P 92

FELIX Z. WILSON
DAVIDSON COUNTY

CAMT	79154.51
CON TX	293.04
PRFEE	1.00
WDEED	12.00
TOTAL	306.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 306.04

7/31/92 01 15:58 0001 1732

No. 556380