PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 Broadway
Nashville, TN 37203

mail

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
NationsBank of Tennessee P.O. Box 21846 Greensboro, NC 27420	Same	061-15-040

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 6, 1989, executed by James E. Demonbreun and wife, Patricia A. Demonbreun to Scott C. Williams, Trustee, of record in Book 7942, Page 542 and modified in Book 8172, Page 636, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, NationsBank of Tennessee (formerly Sovran Bank Central South), the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7942, Page 542 and modified in Book 8172, Page 636, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 8837, Page 196, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in The Nashville Record three times on February 11th, February 18th and February 25th, 1993 that said property would be sold at 10:00 A.M., prevailing time on Thursday, March 11, 1993, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homstead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty Three Thousand Nine Hundred Thirty Five and 66/100 Dollars ($23,935.66) by NationsBank of Tennessee (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Twenty Three Thousand Nine Hundred Thirty Five and 66/100 Dollars ($23,935.66) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being the southerly half (1/2) of Lot No. 22 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book No. 421, Page 174, Register's Office for Davidson County, Tennessee.

Said southerly half (1/2) of Lot No. 22 fronts fifty (50) feet on the east side of Baxter Street and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to James E. Demonbreun and wife, Patricia A. Demonbreun by Deed from Margie R. Sanders, widow, of record in Book 7806, Page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 3920 Baxter Avenue, Nashville, TN 37216.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 12th day of March, 1993.

T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 12th day of March, 1993.

Lea S. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,935.66.

Cynthia F. Riddle
AFFIANT

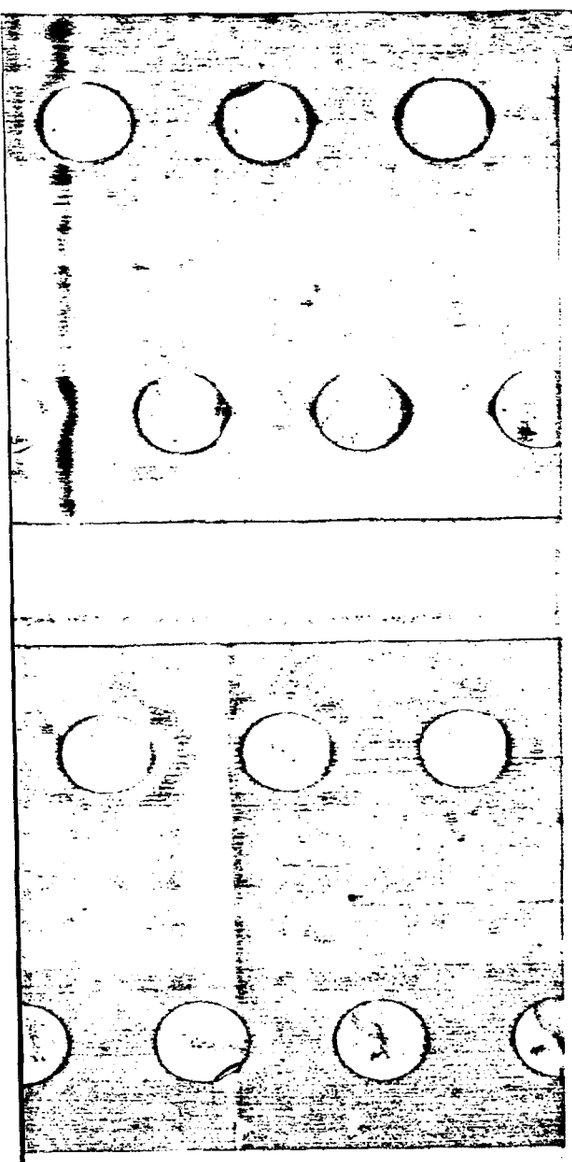
Sworn to and subscribed before me on this 12th day of March, 1993.

Lea S. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96

0 J 2 9 9

[illegible] 101.42



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 23935.66
				CON TX 88.43
				PRFEE 1.00
				WDEED 12.00
				TOTAL 101.43
				CHECK 101.43
			03/15/93 01	11:14 0001 2451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00299

MAR 15 11 33 AM '93

No. 629978