This instrument
prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Parcel No.
91-5-0/249.00

Fld. Book 08DA-24258

THIS IS IMPROVED PROPERTY
AT:
648 Vernon
Nashville, TN 372097

SEND TAX BILLS TO:

First Tennessee Bank NA
P. O. Box 474
Memphis, TN 38101-0474

ORIG. OWNER: Francis, Derek L.

MTG. CO. FTB # 039173-0
FHA # 483-1591046
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,381.93 .

William P. Dougan Affiant

Subscribed and sworn to before me, 2nd day of July, 1993.

Bill S. Dougan
Notary Public

My Commission Expires : 1-25-97

SUCCESSOR TRUSTEE'S DEED

Whereas Derek L. Francis and wife Kelly M. Francis executed a deed of trust on the 29th day of August, 1989, which was recorded in Book 7926, page 908, Register's Office of Davidson County, Tennessee, conveying to Thomas F. Baker, IV, Trustee, the hereinafter described property to secure payment to First Tennessee Bank National Association, of a promissory note fully described in said deed of trust; and

Whereas default occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness was declared due and collectible, and First Tennessee Bank National Association, holder of said note, demanded of the Successor Trustee, appointed by an instrument of record in Book 8972, page 558, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County,

Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on July 2, 1993, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, local time, the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when First Tennessee Bank National Association, being the highest and best bidder, became the purchaser at the price of $70,381.93.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said First Tennessee Bank National Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Terrell Subdivision, of record in Plat Book 5800, page 24, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 50.0 feet on the easterly margin of Vernon Avenue and extends back 175.0 feet on the northerly line and 175.48 feet on the broken southerly line to a dead line in the rear, measuring 50.0 feet thereon.
>
> Being the same property conveyed to Derek L. Francis and wife Kelly M. Francis by deed of record in Book 7926, page 905, said Register's office, and further conveyed to Derek L. Francis by Quitclaim deed of record in Book 9450. page 650, said Register's office.

TO HAVE AND TO HOLD THE SAME unto the First Tennessee Bank National Association, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 2nd day of July, 1993.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 2nd day of July, 1993, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

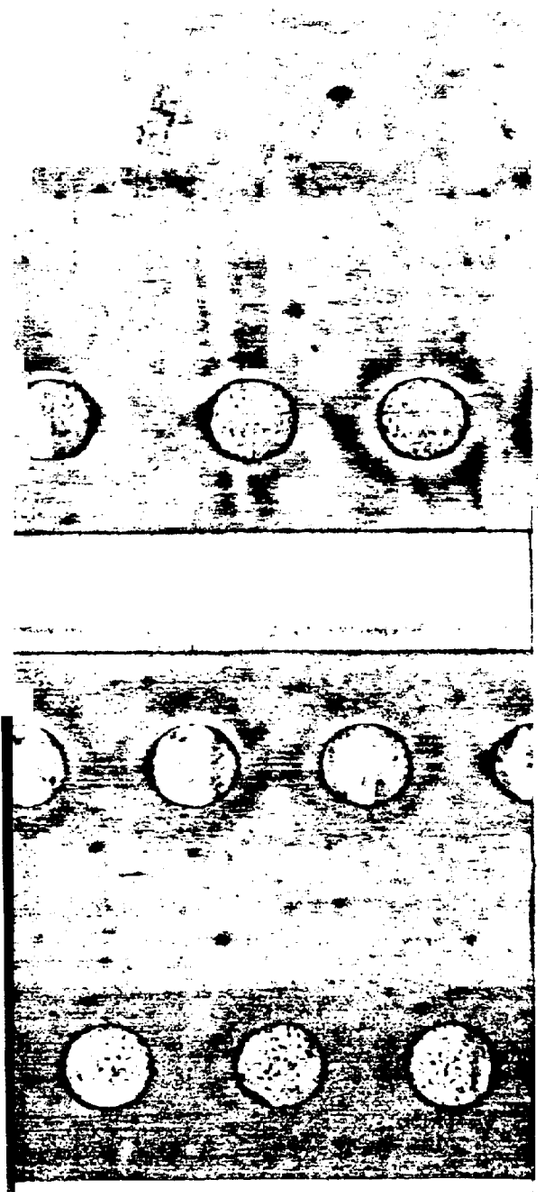
1-25-97

Bill S. Dougan
Notary Public

38589
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1164 07/07 0101 03CHECK 273.48



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

RECEIVED OF _____

FOR _____

BOOK 9007 PAGE 496

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 70381.93
CON TX 260.48
PRFEE 1.00
WDEED 12.00
TOTAL 273.48
CHECK 273.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/93 01 14:22 0001 1164

38589
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 2:22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 671616