Box 43

BOOK 9310 PAGE 69

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor-Trustee

to

Margaretten and Company, Inc.,
successor in interest to
NationsBanc Mortgage Corporation
of Virginia F/K/A Sovran Mortgage
Corporation
2810 N Parham Road
Richmond, Virginia 23294-4400
SEND TAX BILLS HERE
NO MORTGAGEE

Map #133-4
Parcel #26
Field Book #06DA 54750

94 APR 12 PM 3:15
REGISTER
DAVIDSON COUNTY, TN.

38352
IDENTIFICATION REFERENCE

WHEREAS, Myra E. Patterson and Roy B. Hedge and Eleanor B. Hedge, executed a deed of trust on the 20th day of October, 1989, which was recorded in Book 7972, Page 133, re-recorded in Book 7983, Page 509, Register's Office for Davidson County, Tennessee, conveying to D. J. Atkins of Chesterfield County, Virginia and Harold I. Brooks of Henrico County, Virginia, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 9272, Page 676, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: April 11, 1994 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of EIGHTY TWO THOUSAND SIX HUNDRED THIRTY ONE AND 56/100 DOLLARS ($82,631.56), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY TWO THOUSAND SIX HUNDRED THIRTY ONE AND 56/100 DOLLARS ($82,631.56), paid by Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 219 on the Plan of Glencoe Acres, Section 2, as of record in Book 1835, pages 136, 137, and 138, Register's Office, Davidson County, Tennessee.

Said Lot No. 219 fronts 93.2 feet on the northerly side of Vaden Drive and runs back between lines 185 feet on the westerly side and 190 feet on the easterly side to a dead line in the rear, measuring 136.2 feet on said dead line.

Being the same property conveyed to Myra E. Patterson, Roy B. Hedge and wife, Eleanor B. Hedge, by deed of record in Book 7972, Page 130, Register's Office for Davidson County, Tennessee.

This is improved property also known as 96 Vaden Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing including but not limited to a UCC-1 financing statement filed by the Electric Power Board of the Metropolitan Government of Nashville and Davidson County of record in Book 8164, Page 348, Register's Office for Davidson County, Tennessee; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 11th day of April, 1994.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1994.

Janice M. Cheng

NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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The actual consideration of value, whichever is greater for this transfer is $82,631.56.

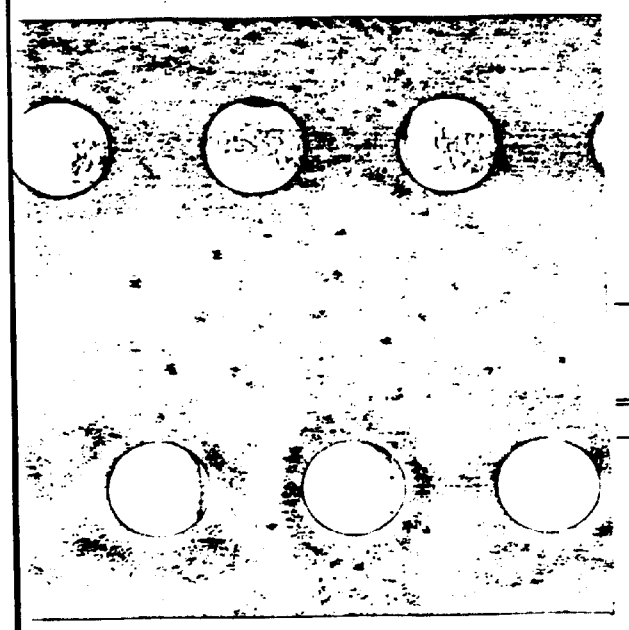
AFFIANT

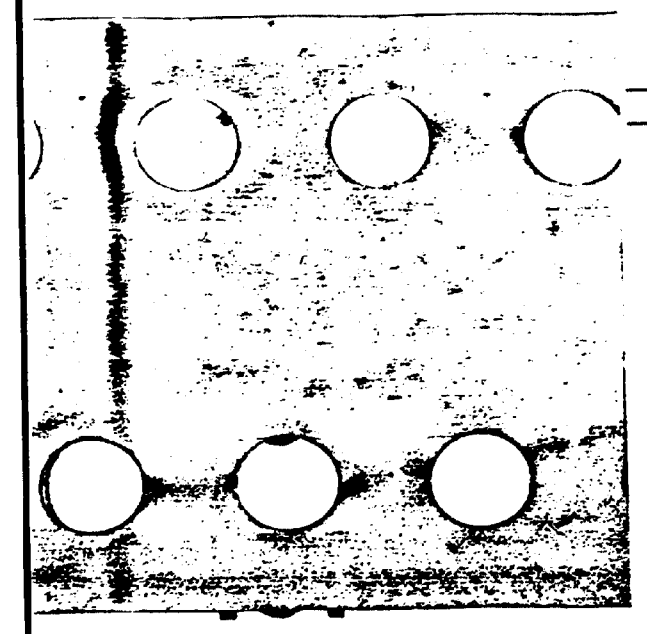
WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

3296 04/12 0101 03CHECK 313.62





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

RECEIVED OF _____

FOR _____

BOOK 9310 PAGE 72

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 82631.56
CON TX 305.62
PRFEE 1.00
WDEED 12.00
TOTAL 318.62
CHECK 318.62

04/12/94 01 15:17 0001 3296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38362
IDENTIFICATION REFERENCE

94 APR 12 PM 3:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778508