Bk 338

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank of Tennessee		
230 Fourth Ave. North	Same	Map: 81-6
Nashville, TN 37201		Par.: 454

SUBSTITUTE TRUSTEE'S DEED BOOK 9642 PG 541

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SouthTrust Bank of Tennessee, formerly SouthTrust Bank of Middle Tennessee, ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 8804, Page 962, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness in the original principal sum of $48,500.00;

WHEREAS, by and through the above described Deed of Trust, the grantor, Elizabeth C. Powell, unmarried (the "Borrower") conveyed the real property described herein to R. Rick Hart, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record at Book 9611, Page 997, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default by the Borrower in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property(ies) for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property(ies) for sale in the "Nashville Record" on March 16, March 23, and March 30, 1995, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 10th day of April, 1995, appear and conduct the sale of the herein described property;

WHEREAS, SouthTrust Bank of Tennessee did place the highest bid for the subject property(ies), being the sum of $47,828.94;

NOW THEREFORE, for and in consideration of the sum of $47,828.94, the Substitute Trustee, R. Garry Chaffin, has bargained and sold, and by these presents does transfer and convey unto the said SouthTrust Bank of Tennessee, the Grantee herein, its heirs and assigns, the property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of Part of Lot No. 16 of the Nichol Property, as of record in Book 2, page 49, Chancery Court of Nashville.
>
> Said Lot No. 3 fronts 50.14 feet on the northerly side of Buchanan Street formerly Hydes Ferry Road, and runs back 165 feet more or less, on the westerly line, and 162.5 feet, more or less on the easterly line to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Elizabeth C. Powell, unmarried, by deed from Lurton E. Lipscomb, Jr., unmarried, of record in Book 8804, page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2310 Buchanan Street
Nashville, TN 37208

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

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

WITNESS, my hand this 10th day of April, 1995.

R. Garry Chaffin
Substitute 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 R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Substitute Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 1995.

Notary Public

My Commission Expires: 3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $47,828.94. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin, Substitute Trustee

Sworn to and subscribed before me this
10th day of April, 1995.

Notary Public

My Commission Expires: 3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

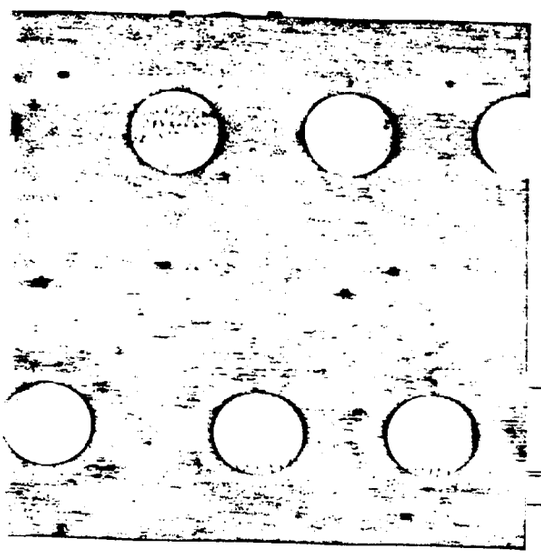
50509

IDENTIFICATION REFERENCE

9714 04/11/95 0101 03CHECK 185.86

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED
Third National Financial Ctr., Suite 750
Nashville, Tennessee 37219

powell.std



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9642 PG 543

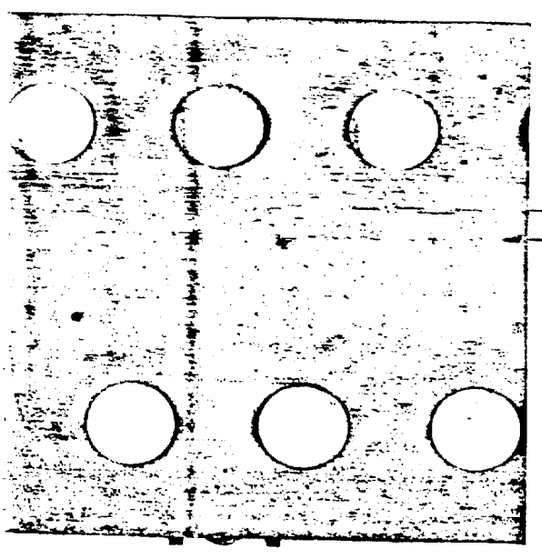
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	47828.94
CON TX	176.86
PRFEE	1.00
WDEED	8.00
TOTAL	185.86
CHECK	185.86

04/11/95 01 10:18 0001 9714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



50509 IDENTIFICATION REFERENCE

95 APR 11 AM 10:19

No. 899212