Box 33-B

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| SouthTrust Bank of Tennessee, N.A. - Nashville<br>230 Fourth Ave. North<br>Nashville, TN 37201 | Same | 81-15-355 |

BOOK 10317 PG 104

**SUBSTITUTE TRUSTEE'S DEED**

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

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 8419, Page 64, 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 $37,000.00;

WHEREAS, by and through the above described Deed of Trust, the grantor, Constantino L. Bonilla and wife, Irma Bonilla (collectively, 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 10273, Page 357, 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 December 12, 19, and 26, 1996, 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 3rd day of January, 1997, appear and conduct the sale of the herein described property;

WHEREAS, SouthTrust Bank of Tennessee, N.A. - Nashville did place the highest bid for the subject property(ies), being the sum of $38,190.40;

NOW THEREFORE, for and in consideration of the sum of $38,190.40, 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, N.A. - Nashville, the Grantee herein, its heirs and assigns, the property described as follows:

SEE **EXHIBIT A,** ATTACHED, FOR A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY HEREBY CONVEYED

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 3rd day of January, 1997.

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 3rd day of January, 1997.

Notary Public

My Commission Expires: 7/24/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

3945 01/13 0101 03CHECK 154.31

The actual consideration for this transfer or value of property (whichever is greater) is $38,190.40. 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
3rd day of January, 1997.

Notary Public

My Commission Expires: 7/24/99

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

L:foredeed.stb
S8001-19

EXHIBIT A

Tract 1:

Being Lot No. 18 on the Plan of Bransford Realty Company's Subdivision of the Manlove Addition of record in Book 421, page 53, Register's Office for said County.

Said Lot No. 18 fronts 35 feet on the southerly side of Thompson Street, as widened, and runs back between parallel lines 157 feet to an alley.

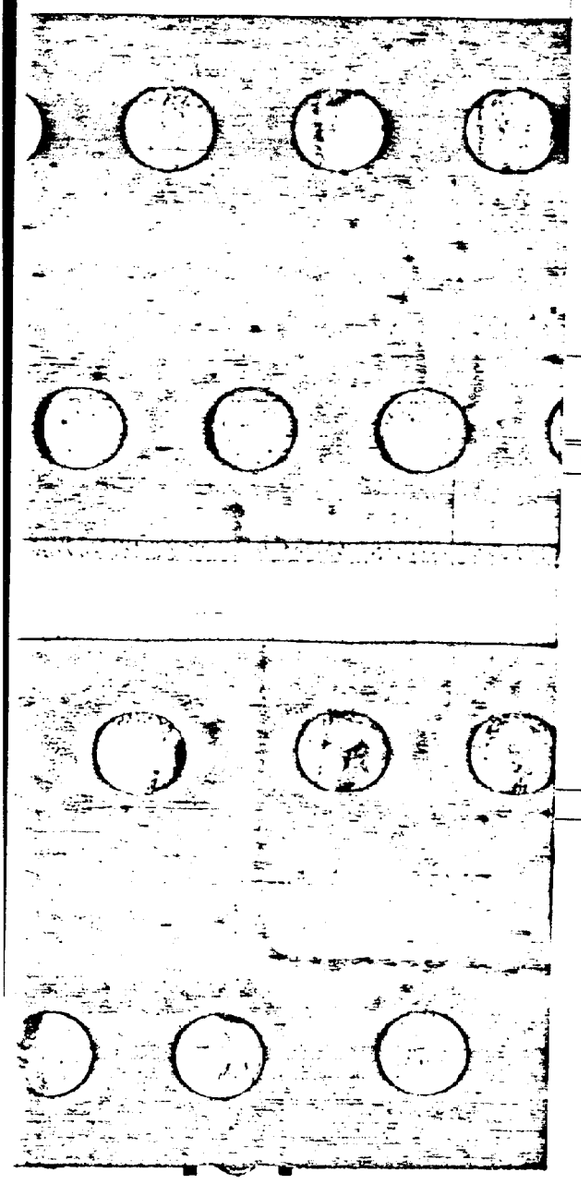
Being the same property conveyed to Constantino L. Bonilla and wife, Irma Bonilla, by deed from Thomas N. Gray and wife, Jannie Gray, of record in Book 8371, page 974, Register's Office for Davidson County, Tennessee.

Tract 2:

Being the westerly seven (7) feet of Lot No. 19, Bransford Realty Co.'s Re-subdivision of the Manlove Tract (Warner Place) said part of said lot front seven feet on the south side of Thompson Street (Knowles Street); and runs back between parallel lines 157 feet.

Being the same property conveyed to Constantino L. Bonilla and wife, Irma Bonilla, by deed from Heirs-at-Law of Bessie Mae Miller of record in Book 8419, page 62, Register's Office of Davidson County, Tennessee.

0263339
IDENTIF. ↑ REFERENCE
97 JAN 13 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10317 PG 107

| | | |
|---|---|---|
| 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 | 38190.40 |
| CON TX | 141.31 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 154.31 |
| CHECK | 154.31 |

01/13/97 01 08:40 0001 3945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263339

IDENTIF. ↑ REFERENCE

97 JAN 13 AM 8:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106460