51-C

BOOK 10610 PG 249

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Regions Bank of Tennessee 315 Union Street Nashville, Tennessee 37201	SAME	089-00-0-054.00 089-00-0-017.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (the "Deed of Trust") dated April 4, 1996, executed by Michael F. Perkerson, to T. Richard Dean, Trustee, of record in Book 10006, page 1, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Richard Dean is unable to act as Trustee under said Deed of Trust and Sam J. McAllester III and Trace Blankenship have been appointed Substitute Trustees by Regions Bank of Tennessee, the owner and holder of said note, etc., by an instrument of record in Book 10557, page 256, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee; and

WHEREAS, Sam J. McAllester, Substitute Trustee, pursuant to the power, duty and authority vested in and imposed upon him in said Deed of Trust and Appointment of Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:30 o'clock A.M., prevailing time on September 15, 1997, at the front (south main) door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, 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 Two Hundred Forty Three Thousand Dollars and no/100 Dollars ($243,000.00) by Regions Bank of Tennessee (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Two Hundred Forty Three Thousand Dollars and no/100 Dollars ($243,000.00) cash in hand paid by the Grantee, Sam J. McAllester III, Substitute Trustee, has this day bargained and sold and, by the premises,

does transfer and convey to Grantee, its successors and assigns, certain tracts or parcels of land situated in Davidson County, Tennessee, and described as follows:

Tract 1: Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 17, 1952, as follows:

Beginning at the southeast corner of the property conveyed to Granville L. Barnes and wife, by deed from W. L. King and wife, of record in Book 1449, page 306, Register's Office for said County, said point being 676 feet easterly from the center of New River Road; thence with the eastern boundary line of said Barnes property north 28° east 614 feet to a 16 inch elm, north 4° west 148 feet to a hickory, north 16° 30' west 323 feet to a 36 inch beech, Barnes northeast corner, said point being in the southern boundary line of the Rucker Farm, now Sircy; thence with the southern boundary line of said farm south 84.25° east 204 feet to a hickory south 85.5° east 136 feet to a cherry; thence continuing eastwardly with said line 250 feet to a hickory, south 81° east 336 feet to a mulberry, south 85° east 564 feet, north 56° east 73 feet, north 37° 323 feet to a sycamore, north 7° west 203 feet and north 66° east 213 feet to the low water mark of the Cumberland River; thence with the low water mark of said river south 31° east 1,128 feet; thence south 77.75° west 623 feet; thence south 15.5° west 1,023 feet; thence south 7.5° 198 feet to a point in the northern boundary line of the property owned by the O'Brien Heirs; thence with said line south 64° 30' west 2,013 feet; thence south 46° 30' east 333 feet; thence south 23° 200 feet; thence north 62° 45' west 303.5 feet; thence north 56° west 247.5 feet; thence north 54° west 263 feet; thence north 58° 45' west 219 feet to a stone; thence north 31° 45' east 236 feet to an iron pin in willow clump; thence north 38° 15' west 218 feet to an 8 inch sycamore; thence north 1° 30' east 210 feet to a 24 inch ash; thence north 23° east 1,195 feet, more or less, to the beginning containing 134.8 acres, more or less.

Included in the above described property but excluded from this conveyance is that portion of the above property conveyed to Kyle M. Barnes and wife, Mary V. Barnes by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 3832, page 630, said Register's office, and described as follows:

Land in the 8th Civil District of said County and State, described according to a survey made by Richard B. Omohundro, Surveyor, dated April 27, 1963, as follows:

Beginning at a hickory south 16° 30' east 323 feet from a 36 inch beech at the northwest corner of the property conveyed to Edward W. Upchurch and wife, by deed from Canada L. Brindly, of record in Book 2276, page 395, Register's Office for said County, being also the northeast corner of the Granville L. Barnes property; thence south 87° 15' east 159.5 feet to an iron pin; thence south 4° 50' west 220 feet, more or less, to an 18 inch oak; thence south 23° west 220 feet, more or less, to a 10 inch maple; thence north 78° 45' west 193.5 feet to an iron pin; thence north 28° east 262.8 feet to a 16 inch elm; thence north 4° west 148 feet to the beginning, containing 1.6 acres, more or less.

Being the same property conveyed to Michael F. Perkerson and wife, Dawn Perkerson by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 7746, page 996, Register's Office for Davidson County, Tennessee. Dawn Perkerson quitclaimed her interest to Michael F. Perkerson by Quit-Claim Deed dated July 7, 1994, of record in Book 9402, Page 813 Register's Office for Davidson County, Tennessee. Michael F. Perkerson quitclaimed his interest to Shirley J. Perkerson by Quitclaim Deed dated July 21, 1997, of record in Book 10538, page 604, Register's Office for Davidson County, Tennessee.

Tract 2: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 1 on the Plan of the "John F. Lewis" Subdivision, as shown by

plat and survey of record in Plat Book 7900, Page 512, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the southeasterly right of way of River Road and being the southwesterly corner of the herein described tract and lying adjacent to the property now or formerly conveyed to "S. G. Jordan", as being described in Book 1850, page 611, Register's Office for Davidson County, Tennessee; thence with the aforesaid right of way with the following two (2) calls starting with a curve to me left with a delta of 20 32' 42', a radius of 741.20 feet and an arc length of 265-78 feet; thence north 8° 51' 28" east, 15.16 feet to the northwesterly corner of the herein described tract and lying in the southerly line of the remaining property of John F. Lewis, et ux", as of record in Book 5162, page 104, Register's Office for Davidson County, Tennessee; thence with the southerly line of the aforementioned "Lewis Property" south 78° 25' 19" east, 278.93 feet to the northeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, page 418, Register's Office for Davidson County, Tennessee; thence S 1° 30' 00" west, 54.55 feet; thence S 38° 15' 00" east, 218.00 feet to the southeasterly corner of the herein described tract, thence N 88° 02' 16" west, 496.05 feet to the point of beginning and containing 2.002 acres, more or less.

Being the same property conveyed to Michael F. Perkerson, unmarried, by Warranty Deed dated September 15, 1995 of record in Book 9788, page 8, Register's Office for Davidson County, Tennessee. Michael F. Perkerson quitclaimed his interest in said property to Shirley J. Perkerson by Quitclaim Deed dated July 21, 1997, of record in Book 10538, page 60, Register's Office for Davidson County, Tennessee.

Said property is known as 7431 and 7445 River Road, Nashville, Davidson County, Tennessee.

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 mortgages, liens, claims, and 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 agency, 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 15th day of September, 1997.

Sam J. McAllester III, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine T. Cronk, a Notary Public of this county, Sam J. McAllester III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 1997.

Christine T. Cronk
NOTARY PUBLIC

My Commission Expires: September 23, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

AFFIANT

Subscribed and sworn before me on this 15th day of September, 1997.

Christine T. Cronk
NOTARY PUBLIC

My Commission Expires: September 23, 2000

H:\SJM\REGIONS\EXTERIOR\FORETRU3.DED

9088 09/16 0101 03CHECK 916.10

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

97 SEP 16 AM 11:11

IDENTIF. & REFERENCE

03489771

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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 253

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
243000.00
CON TX 899.10
PRFEE 1.00
WDEED 16.00
TOTAL 916.10

CHECK 916.10
09/16/97 01 11:10 0001 9088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03489777
IDENTIF. ↑ REFERENCE

97 SEP 16 AM 11:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 119851-8