PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
NationsBank, N.A. NationsBank Triad Center 4161 Piedmont Parkway Greensboro, NC 27410	Same	61-16-118

BOOK 11447 PG. 952

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 17, 1996, executed by Carolyn B. Matheney f/k/a Carolyn Winer to Ron Suedekum, Trustee, of record in Book 10244, Page 412, Register's Office for Davidson County, Tennessee; and

WHEREAS, NationsBank, N.A., formerly NationsBank of Tennessee, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 10244, Page 412, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 11378, Page 830, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in The Nashville Record three times on March 25th, April 1st and April 8th, 1999 that said property would be sold at 10:00 A.M. prevailing time on Thursday, April 22, 1999 in the front door of the Davidson County Courthouse, Nashville, 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.

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 Fifty Two Thousand Nine Hundred Forty Two and 69/100 Dollars ($52,942.69) by NationsBank, N.A. (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifty Two Thousand Nine Hundred Forty Two and 69/100 Dollars ($52,942.69) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LAND in Davidson County, Tennessee, being part of Lot No. 59 on the Map of Kennedy and Graves Subdivision of Block "C" and "D" Monte Vista of record in Book 843, Page 14, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of McAlpine Avenue 45 feet east of the corner of Lots Nos. 57 and 59 on said Map being the southwest corner of M. L. Randall and wife property of record in Book 4100, Page 877, said Register's Office; thence with said Randall's line and the line established by decree in Minute Book 53, Page 183, Chancery Court at Nashville, northerly 125 feet; thence easterly 6 feet; thence continuing with said Randall's line northerly 121 feet more or less to Randall's northeast corner; thence easterly 100 feet more or less to James H. Dollard's line as established by decree in Chancery Court of record in Minute Book 53, Page 183; thence southerly 217 feet to the northerly margin of McAlpine Avenue; thence with the same westerly 94 feet more or less to the beginning.

BEING the same property conveyed to Cordelia Eaker Boyd by Decree of record in Book 4364, Page 642, Register's Office for Davidson County, Tennessee.

ALSO being the same property vesting in Carolyn Winer under the Will of Florence Cordelia Boyd (probated March 16, 1976) of record in Will Book 116, Page 307, Probate Court for Davidson County, Tennessee. Carolyn Winer is now known as Carolyn B. Matheney.

This is improved property known as 1341 McAlpine, Nashville, Tennessee 37211.

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.

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 agent, 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 22nd day of April, 1999.

T. LARRY EDMONDSON
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 T. Larry Edmondson, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 22nd day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,942.69.

AFFIANT

Sworn to and subscribed before me on this 22nd day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-2000

05788818

99 APR 27 AM 9:01

RECEIVED FOR REFERENCE

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04/27/99 10:01 CHECK 210-69 $7.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11447 PG. 955

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05788818

INSTRUMENT REFERENCE

99 APR 27 AM 9:01

CAMT 52942.69
CON TX 195.89
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 210.89
CHECK 210.89

04/27/99 01 09:03 0001 7428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477359