PREPARED BY: Percy Wilkins, Jr., Attorney
2210 Crestmoor Road
P. O. Box 150157
Nashville, Tennessee 37215

SUBSTITUTE TRUSTEE'S DEED BOOK 6477 PAGE 520

WHEREAS, on the 13th day of June, 1983, Donald L. Poleway and D. Gene Merrill, either of whom may act, was named Trustee in a Deed of Trust of even date executed by Charles L. Duke and wife, Marie A. Duke, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 28,000.00, principal and interest at 12.0 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6076, page 336, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Christy W. Ivey and Linda G. Walker were appointed as Successor Joint Trustees, either of them having full power without the joinder of the other to act, by an instrument of record in Book 6446, page 309, in the Register's Office for Davidson County, Tennessee; Christy W. Ivey and Linda G. Walker, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: December 27, 1984, January 3, 1985 and January 10, 1985, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash.

PURSUANT to said advertisement on Friday, January 18, 1985, at 11:00 A. M. at the south door of the Courthouse in Davidson County, Tennessee, , as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, as provided in said Deed of Trust, at which time Dominion Bancshares Mortgage Corporation submitted the highest and best bid in the amount of $26,550.00.

NOW THEREFORE, in consideration of the premises, Christy W. Ivey, Substitute Trustee, does hereby sell, transfer and convey to Dominion Bancshares Mortgage Corporation, its successors and assigns, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 319 on the plan of Joywood Heights, Section II, of record in Book 1130, pages 92 and 93, Register's Office for said County.

SAID Lot No. 319 fronts 60 feet on the westerly margin of Jones Avenue and extends back 192.1 feet on the northerly line and 191.8 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Charles L. Duke and wife, Marie A. Duke, by deed from Donald E. Edwards and wife, Linda D. Edwards, of record in Book 6076, page 333, Register's Office for Davidson County, Tennessee.

FELIX P. WILKINS, JR. REGISTER
DAVIDSON COUNTY, TN
JAN 10 11 27 AM '85

IDENTIF. REFERENCE

1.7.7.8.1.3.

Christy W. Ivey, Substitute Trustee, conveys to Dominion Bancshares Mortgage Corporation, all the rights conveyed to her as Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, without covenants of general warranty and subject to such limitations as may exist by reason of general law and from the public records, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this the 18th day of January, 19 85.

Christy W. Ivey
Substitute Trustee

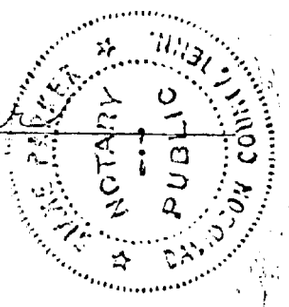
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy W. Ivey, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of January, 19 85.

Diane Parker
Notary Public



My Commission Expires: 4-21-85

STATE OF TENNESSEE

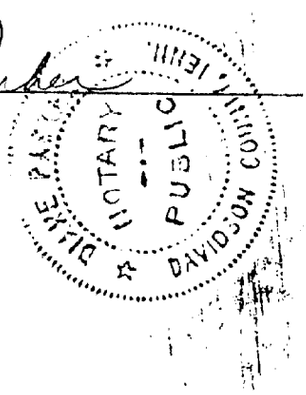
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,550.00.

Christy W. Ivey
Affiant

Subscribed and sworn to before me, this the 18th day of January, 19 85.

Diane Parker
Notary Public



My Commission Expires: 4-21-85

MAIL TO:

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CREST MOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157 dp

Send Tax Bills to
Dominion Bancshares Mortgage Corp.
9900 Main Street
Suite 200
Fairfax, VA 22031

Map-Parcel Numbers:
12DZ-2905
Map 71-4
Parcel 60

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

RECEIVED OF _____

FOR _____

BOOK 6477 PAGE 522

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

26550.00- CAMT.
68.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 75.40-
4771A01/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.7.8.1.3.

IDENTIF. REFERENCE

JAN 18 11 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102359