4390-02409

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW Mail
4015 Travis Drive, Nashville, TN 37211

98-05-0
PAR 156

C. EDWARD COOMER

BOOK 6699 PAGE 462

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

WHEREAS, by Deed of Trust executed October 25, 1985, and recorded in Book 6413 page 441, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from George Margrave and wife, Sharmin J. Margrave (mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, the Mid-States Mortgage Corporation is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6654 page 125, Register's Office of said County; and

WHEREAS, the Mid-States Mortgage Corporation did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 6654 page 115, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Davidson, Tennessee, on November 1, 1985, at 12:00 Noon, for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Mid-States Mortgage Corporation was the highest and best bidder for cash, said bid being in the amount of $64,899.48;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Mid-States Mortgage Corporation, its successors and assigns forever, that certain land described as follows:

Being Lot No. 54-B on the Plan of Zone Lot Division Lot 54 Hunters Point as of record in Book 6250, page 153, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to George Margrave by deed of record in Book 6207, page 611, Register's Office for said County.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the convenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 1st day of November, 1985, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 1st day of November, 1985, at Nashville, Tennessee.

My Commission Expires:
1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 64,899.48 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Comer
AFFIANT

Sworn to and subscribed before me this 1st day of November, 1985, at Nashville, Tennessee.

My Commission Expires:
1-31-89

NOTARY PUBLIC

ADDRESS: Mid-States Mortgage Corporation
G.P.O. Box 463-A
Detroit, MI 48232

SEND TAX BILLS TO: Same

4 9 7 3 5

IDENTIFICATION REFERENCE

Nov 1 1 34 AM '85

FELIX E. ELLINGTON, REGISTER
DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6699 PAGE 465

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
			6489.43-	
			168.72	
			.50	
			9.00	
				178.22-
2785A	11/01/85			

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4357.35

IDENTIFICATION REFERENCE

Nov 1 1 34 AM '85

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 188093