jeh738:10/30/86

BOOK 7027 PAGE 777

FROM: JON E. HASTINGS
SUBSTITUTE TRUSTEE

TO: DOMINION BANKSHARES
MORTGAGE CORPORATION,
A MARYLAND CORPORATION

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dominion Bankshares Mortgage Corporation 9900 Main Street Fairfax, VA 22031 Attn: Bankruptcy, Foreclosure, REO	same	108-12A-42C 3D87249

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239 (JEH)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,247.68.

Affiant

Subscribed and sworn to before me, this the 31 day of October, 1986.

Notary Public

My Comm. Expires: 1-21-90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 4, 1984, of record in Book 6311, page 936, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Alex T. Warner, Jr., unmarried conveyed to Donald L. Poleway and D. Gene Merrill, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 6991, page 276, Register's Office for Davidson County, Tennessee, appointed Jon E. Hastings, Substitute Trustee, in the place and stead of Donald L. Poleway and D. Gene Merrill, Trustee; and

WHEREAS, on October 6, 1981 at 9:14 A.M., a Notice of State Tax Lien was filed in the Register's Office for Davidson County, Tennessee by the State of Tennessee Commissioner of Revenue, of record in Book 5803, page 828, in the name of David M. Miller, Bill Staples and John E. Pierce d/b/a Kalso Earth Shoe, and notice of the foreclosure sale was sent to the Tennessee Commissioner of Revenue on October 1, 1986; and

WHEREAS, the owner and holder of the indebtedness directed Jon E. Hastings, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Jon E. Hastings, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was

advertised to be sold at 12:10 P.M., on October 31, 1986, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on October 9, 16, 23, 1986; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Dominion Bankshares Mortgage Corporation, acting through its agent, Jon E. Hastings, was the highest and best bidder.

NOW, THEREFORE, the undersigned, Jon E. Hastings, Substitute Trustee, pursuant to the bid of Dominion Bankshares Mortgage Corporation, acknowledges receipt of the sum of Sixty-Seven Thousand Two Hundred Forty-Seven and 68/100 Dollars ($67,247.68), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Dominion Bankshares Mortgage Corporation, a corporation organized under the laws of the State of Maryland, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 32, Unit 42, Quail Valley, Phase VII, Section 4, as of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Alex T. Warner, unmarried, by deed of record in Book 6311, Page 933, Register's Office for Davidson County, Tennessee and being the same property conveyed to David Miller by deed of record in Book 6353, Page 916, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Dominion Bankshares Mortgage Corporation, a corporation organized under the laws of the State of Maryland, its successors and assigns, forever; and Jon E. Hastings, Substitute Trustee, does hereby transfer, assign, and set over unto Dominion Bankshares Mortage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Jon E. Hastings, Substitute Trustee, has executed this instrument on this the 31st day of October, 1986.

Jon E. Hastings, Substitute Trustee

Jon E. Hastings, Substitute Trustee

IDENTIFICATION REFERENCE

5 8 9 5 3

OCT 31 4 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tammy Welcher, a Notary Public in and for said State and County, the within named Jon E. Hastings, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 31 day of October, 1986..

Tammy J. Welcher
Notary Public

My Commission Expires: 1-21-90

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

RECEIVED OF _____

FOR _____

BOOK 7027 PAGE 780

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67247.66- CA'T. 180.16 CSTAX .50 PRFE' 9.00 WDE'D CHECK 197.66- 1:39410/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 9 5 3

IDENTIF. REFERENCE

Oct 31 4 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07234