CAUDILL 2913 162-3-219

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New owner - Send tax bills
Benjamin Franklin Savings Association
P.O. Box 171
Ft. Worth, TX 76101

BOOK 7057 PAGE 921

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 22nd day of March, 1984, Joseph A. Morris was named Trustee in a Deed of Trust of even date executed by Mark T. Caudill, and Ira T. Caudill and wife, Eveleen Caudill, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,050.00, principal and interest at the 10.875 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6257, page 603, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 7005, page 918 in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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: November 6, November 13, November 20, 1986, in The Nashville Record, a newspaper published in Davidson, County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Monday, December 1, 1986, at 10:10 A.M., at the South Door door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time BENJAMIN FRANKLIN SAVINGS ASSOCIATION, P.O. Box 171, Ft. Worth, Texas 76101, submitted the highest and best bid in the amount of $42,580.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to BENJAMIN FRANKLIN SAVINGS ASSOCIATION, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the plan of Section Four, Apache Hills, of record in Book 4460, page 60, Register's Office for said County.

SAID Lot No. 50 fronts 65.0 feet on the northerly margin of Bart Drive and extends back 187.68 feet on the easterly line and 127.0 feet on the westerly line to a broken line in the rear, measuring 91.79 feet thereon.

BEING the same property conveyed to Mark T. Caudill and Ira T. Caudill and wife, Eveleen Caudill by deed from Thomas Richard Haraway and wife, Patricia Ann Haraway of record in Book 6257, page 600, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to BENJAMIN FRANKLIN SAVINGS ASSOCIATION all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 1st day of December, 1986.

I. Dyke Tatum, Substitute Trustee

591229

IDENTIFICATION

Dec 3 11 01 AM '86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, Tennessee, this 1st day of December, 1986.

Notary Public

My Commission Expires: November 1, 1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $42,580.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1986.

Notary Public

My Commission Expires: November 1, 1987

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 923

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
			42560.00- CA.IT,	
			119.23 CSTAX	
			.50 PRFE	
			6.00 WDE.D	
			CHECK 125.73-	
			D677A12/03/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69129

IDENTIFT REFERENCE

Dec 3 11 41 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No 18491