OTTO 3033

133-16-0-234 Box 22

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

New Owner - Send Tax Bills:
Foster Mortgage Corporation
Servicer for Benjamin Franklin Savings Assoc.
P.O. Box 171
Ft. Worth, Texas 76101
NO MORTGAGEE

BOOK 7136 PAGE 903

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of January, 1984, Joseph A. Morris was named Trustee in a Deed of Trust of even date executed by Dennis Eugene Otto and wife, Reba Kay Otto, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $64,100.00, principal and interest at the rate specified by the note on the unpaid balance, said Deed of Trust being recorded in Book 6225, page 474, 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 7090, page 82, 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: January 22, January 29, February 5, 1987, 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 Friday, February 13, 1987, at 11:00 A.M. , at the South 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 FOSTER MORTGAGE CORPORATION, Servicer for Benjamin Franklin Savings Association, P.O. Box 171, Ft. Worth, Texas 76101 , submitted the highest and best bid in the amount of $47,095.00

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to FOSTER MORTGAGE CORPORATION, Servicer for 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. 18 on the plan of Indian Mound Subdivision, of record in Book 5800, page 92, Register's Office for said County.

SAID Lot No. 18, which is a corner lot, fronts 81.11 feet on the southerly margin of Paragon Mills Road and fronts 55.0 feet on the westerly margin of Blue Spring Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 106.11 feet on the southerly line and 80.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Dennis Eugene Otto and wife, Reba Kay Otto by deed from Marketing and Sales Management Corp., a Tennessee Corporation of record in Book 6225, page 471, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to FOSTER MORTGAGE CORPORATION, Servicer for 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 13th day of February, 1987.

I. Dyke Tatum, Substitute Trustee

9.37.34
IDENTIFICATION REFERENCE
FEB 13 12 15 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

02/13-135.37 MEEK
431

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7136 PAGE 904

Personally appeared before me, the undersigned, a Notary Public 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 13th day of February, 1987.

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 $47,095.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 1987.

Notary Public

My Commission Expires: November 1, 1987

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

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

RECEIVED OF _____

FOR _____

BOOK 7136 PAGE 905

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
			47095.38- CAMT.	
			131.00 CSTAX	
			.50 PREC	
			6.00 MISC	
			CHECK	130.38-
			0431.062/10787 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:37:34

IDENTIFICATION REFERENCE

FEB 13 12 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.45791