jeh882:02/27/87
JCX007-009

BOOK 7151 PAGE 516

FROM: JON E. HASTINGS
SUBSTITUTE TRUSTEE

TO: DOMINION BANKSHARES
MORTGAGE CORPORATION

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dominion Bankshares		149-2-A;29
Mortgage Corporation	Same	149-2-A;99
9900 Main Street		
Fairfax, Virginia 22031		

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ $ 101,015.76

Jon Hastings
Affiant

Subscribed and sworn to before me, this the 27th day of February, 1987.

Patricia L. Starnes
Notary Public

My Comm. Expires: 5-13-89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 29, 1984, of record in Book 6440, page 604, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6501, page 913, said Register's Office, hereinafter referred to as "Deed of Trust", Ali Noureddini and wife, Marvat Noureddini conveyed to Larry E. Hamilton and D. Gene Merrill, Trustees, 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, the indebtedness evidenced by the Note and secured by the Deed of Trust was assumed by Fatemah T. Kani, by deed of record in Book 6480, page 246, said Register's Office; 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 7004, page 802, Register's Office for Davidson County, Tennessee, appointed Jon E. Hastings, Substitute Trustee, in the place and stead of Arnold M. Weiss, Substitute Trustee, who had been appointed as Substitute Trustee in the place and stead of Larry E. Hamilton and D. Gene Merrill, Trustees, as evidenced by the appointment as set forth in Book 6641, page 242, said Register's Office; 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 12:15 p.m., on February 27, 1987, at the front

door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower, and all other rights or 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 THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on February 5, 1987, February 12, 1987 and February 19, 1987; 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 One Hundred Two Thousand Nine Hundred Twenty-Five and 11/100 Dollars ($102,925.11), 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 Maryland corporation, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Lot Nos. 29A and 29B of Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, Piccadilly Square, Phase I, of record in Book 6250, page 468, Register's Office for said County to which reference is hereby made for a more complete description of said Lots.
>
> This is improved property known as 1036-1038 Regents Park Circle, Nashville, Tennessee.

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 Mortgage 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 27th day of February, 1987.

Jon E. Hastings, Substitute Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jon E. Hastings, Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 27 day of February, 1987.

Patricia L. Stowe
NOTARY PUBLIC

My Commission Expires: 5-13-89

98627

IDENTIFICATION REFERENCE

MAR 2 9 02 AM '87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible] PAID
[illegible]
[illegible]
[illegible]
CHK # 230.30-
[illegible] CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.6 2 7-

IDENTIFI REFERENCE

MAR 2 9 02 AM '87

No. 51210