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
c/o Foster Mortgage Company
P.O. Box 171
Ft. Worth, Texas 76101
NO MORTGAGEE

Box 22

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of March, 1984, Joseph A. Morris was named Trustee in a Deed of Trust of even date executed by Richard A. Jones, and wife, Joyce G. Jones, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,950.00, principal and interest at the rate specified by the note% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6248, page 60, 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 7174, page 291, 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: March 26, April 2, April 9, 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 Monday, April 20, 1987 at 11:10 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 BENJAMIN FRANKLIN SAVINGS ASSOCIATION, c/o Foster Mortgage Company, P.O. Box 171, Ft. Worth, Texas 76101, submitted the highest and best bid in the amount of $75,595.00

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. 20 on the plan of Edge-O-Lake Section 20-A of record in Book 5200, page 183, Register's Office for said County.

SAID Lot No. 20 fronts 98.00 feet on the westerly margin of Goodwin Drive and extends back 120.00 feet on the northerly line and 145.00 feet on the southerly line to a broken line in the rear, measuring 76.05 feet thereon.

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 20th day of April, 1987.

I. Dyke Tatum, Substitute Trustee

1678

IDENTIFICATION

APR 20 12 09 PM '87

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 20th day of April, 1987.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 75,595.00

Affiant

Subscribed and sworn to before me, this the 20th day of April, 1987.

Notary Public

My Commission Expires: [illegible]

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 _____

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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
			75595.00- CAMT.	
			211.68 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	218.18-
0803A04/20/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 7 0 8

IDENTIFT REFERENCE

APR 20 12 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71371