Bal to JEH

jehl033:6/25/87
XBS002-018

FROM: Jon E. Hastings
SUBSTITUTE TRUSTEE

BOOK 7281 PAGE 649

TO: Dominion Bankshares Mortgage Corporation,
a Maryland corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dominion Bankshares Mortgage Corporation P.O. Box 4226 Fairfax, VA 22038	same	Map 52-8 Parcel 105

This instrument prepared by: DEARBORN & EWING, 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 $ 72,921.00 .

Jon E Hastings
Affiant

Subscribed and sworn to before me this the 29th day of June, 1987.

Lou Ann Tibbetts
Notary Public

My Comm. Expires: 5-13-89

LOU ANN TIBBETTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 13, 1984, of record in Book 6451, page 922, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Harold G. Stikeleather and wife, Vivian Stikeleather conveyed to Larry E. Hamilton 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, the indebtedness evidenced by the Deed of Trust having been assumed by Real American Properties, Inc., Trustee, in the deed of record in Book 6706, page 709, 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 7249, page 554, Register's Office for Davidson County, Tennessee, appointed Jon E. Hastings, Substitute Trustee, in the place and stead of Larry E. Hamilton and D. Gene Merrill, Trustee; 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 12:20 P. M. on June 29, 1987, 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 all equities of redemption, 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 NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on June 4, June 11 and June 18, 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 Seventy-two Thousand Nine Hundred Twenty-One & No/100 Dollars ($ 72,921.00), 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:

Being Lot No. 183 on the plan of Section 4, Sequoia Valley, of record in Book 5200, page 215, Register's Office for said County.

Said Lot No. 183 fronts 100 feet on the broken southerly margin of Sioux Terrace and extends back 152.50 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 115.20 feet thereon.

Being the same property conveyed to Real American Properties, Inc., Trustee, by deed from Harold G. Stikeleather and wife, Vivian J. Stikeleather, of record in Book 6706, page 709, said Register's Office.

This is improved property known as 1188 Sioux Terrace, Madison, 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 29th day of June, 1987.

Jon H Hastings Substitute Trustee

Jon E. Hastings, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 seal, at office in Nashville, Tennessee, this the 29th day of June, 1987.

LuAnn Gilbreth
NOTARY PUBLIC

My Commission Expires: 5-13-89

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

RECEIVED OF _____

FOR _____

BOOK 7281 PAGE 652

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
			72921.00- CAMT.	
			204.12 CSTAX	
			.50 PRFEE	
			9.00 MTG TX	
			CHECK	213.62-
4525A06/29/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 9 8 9.

IDENTIFI REFERENCE

[illegible]

No. 98711