JEH1060:07/13/87
XBS002-009

BOOK 7294 PAGE 835

FROM: Jon E. Hastings
SUBSTITUTE TRUSTEE

TO: Dominion Bankshares Mortgage Corporation
a Maryland corporation

Address New Owner as follows: Dominion Bankshares Mortgage Corporation
P. O. Box 4226
Fairfax, VA 22038

Send Tax Bills to: same

Map-Parcel No. Map 83-9 Parcel 329

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 $65,200.00.

Affiant

Subscribed and sworn to before me, this the 13TH day of July, 1987.

Notary Public

My Commission Expires Nov. 12, 1989

My Comm. Expires:_____

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 30, 1984, of record in Book 6439, page 150, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Stevie Eugene Alsum and wife, Andrea M. Alsum 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, 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 7244, page 484, 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, Trustees; 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 12:00 Noon, on July 13, 1987, at the front door of the Courthouse in Nashville, 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 NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on June 18, June 25 and July 2, 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 Sixty-Five Thousand Two Hundred and No/100 Dollars ($65,200.00), 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. 92 on the Plan of A.V.S. Lindsley's 29 acre tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stevie Eugene Alsum, Jr. and wife, Andrea M. Alsum by deed of record in Book 6439, page 147, said Register's Office.

This is improved property known as 1407 Gartland Avenue, 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 13th day of July, 1987.

5 1 1 6

IDENTIFICATION REFERENCE

JUL 13 12 32 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

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, 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 13TH day of July, 1987.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 12, 1989

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

6520.00- CAMI.
163.60 CSTAX
.50 PRFEE
6.00 JDEED
CHECK 190.13-
9162A07/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5. 1 1 6.

IDENTIFICATION REFERENCE

JUL 13 12 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103349