jehl067:07/22/87
XBS002-022

BOOK 7304 PAGE 471

FROM: Jon E. Hastings
SUBSTITUTE TRUSTEE

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 4266 Fairfax, VA 22038	Same	Map 72-6 Parcel 352

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 $ 24,000 .

Jon H Hastings
Affiant

Subscribed and sworn to before me, this the 23rd day of July, 1987.

Monica A. Wooten
Notary Public

My Comm. Expires: March 11, 1990

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 15, 1983, of record in Book 6060, page 419, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Bernard C. Knestrick and wife, Dora Knestrick conveyed to Donald L. Poleway 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, by instrument of record in Book 7011, page 572, Register's Office for Davidson County, Tennessee, Bernard C. Knestrick and wife, Dora Knestrick conveyed the Property to Southeast Mortgage and Trust Company, Inc. Trustee for the 1203 Keller Trust; 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 7268, page 617, Register's Office for Davidson County, Tennessee, appointed Jon E. Hastings, Substitute Trustee, in the place and stead of Donald L. Poleway 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 23,, 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, 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 25, July 2 and July 9, 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 Twenty-six Thousand & No/100 Dollars ($26,000.00), 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:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 7 on the Plan of Keller's Subdivision of Maxey Home Place, as of record in Book 5190, pae 678, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a point in the northerly boundary of Keller Avenue, at the point at which it intersects the easterly boundary of Alley No. 1119; thence North 11 deg. 15 min. 41 sec. East 188 feet to a point; thence South 83 deg. 3 min. 35 sec. East 54.86 feet to a point; thence South 11 deg. 15 min. 41 sec. West 187.92 feet to a point; thence North 83 deg. 8 min. 41 sec. West 54.86 feet to the point of beginning.

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 23rd day of July, 1987.

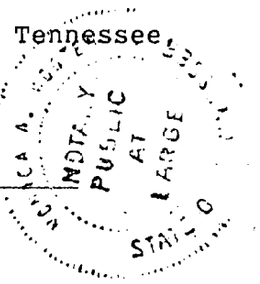
Jon E. Hastings,
Substitute Trustee

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, Tennessee, this the 23rd day of July, 1987.

Monica A. Wooten
NOTARY PUBLIC



My Commission Expires: March 11, 1990

48503

IDENTIFICATION REFERENCE

JUL 23 12 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
72.50 CHAR
.50 DEED
9.00 MTG TX
CHECK [illegible]
3082A07723787 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48503

IDENTIFICATION REFERENCE

Jul 23 12 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107168