File 6

jehl069:7/22/87
XBS003-002

BOOK 7307 PAGE 296

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 — SAME — Map 113
P.O. Box 4226 — Parcel 42
Fairfax, VA 22038

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 $ 56,494.00

Affiant

Subscribed and sworn to before me, this the 22 day of July, 1987.

Notary Public

My Comm. Expires: 5-13-89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 4, 1983, of record in Book 6171, page 541, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Michael W. Kyle and wife, Linda Faye Kyle 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, 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 7273, page 888, 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 27, 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 July 2, July 9 and July 16, 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 Fifty-six Four Hundred Ninety-Four and 00/100 Dollars ($ 56,494.00), 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, as described by deed of record in Book 2394, page 387, said Register's Office, and Survey by John Kohl, Surveyor, dated October 6, 1978 as follows:
>
> Beginning at a Red Oak, running east with the A. L. Jennette Line, 780 feet to a Poplar Tree in Spring Hollow, 200 feet north to a stake, thence, 780 feet west to a stake, thence 200 feet to a Red Oak at the beginning.
>
> Being the same property conveyed to Michael W. Kyle and wife Linda Fay Kyle by Warranty Deed from Patrick Joseph Curran, III and wife, Deborah Ann Lynch Curran, of record in Book 6171, page 538, Register's Office for Davidson County, 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 July, 1987.

Jon Hastings, Substitute Trustee
Jon E. Hastings, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jon E. Hastings, 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 July, 1987.

Patricia L. Stone
NOTARY PUBLIC

My Commission Expires: 5-13-89

49649
IDENTIFICATION REFERENCE
JUL 27 12 23 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 BOOK 7307 PAGE 298

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56494.00- CAMT. 198.20 STAX .50 PRFEE 6.00 MDEED CHECK 164.70- .00	

439UA07/27/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4964.9

IDENTIFICATION REFERENCE

Jul 27 12 23 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108468