JONES 6307 108-4-80 Fld 22

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
5444 Westheiner
Houston Texas 77056
NO MORTGAGEE

BOOK 7362 PAGE 498

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 22nd day of February , 1984, Joseph A. Morris was named Trustee in a Deed of Trust of even date executed by Ferald N. Jones and wife, Faye G. Jones, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $69,500.00, principal and interest at the rate specified by the note on the unpaid balance, said Deed of Trust being recorded in Book 6237, page 388, and re-recorded in Book 6294, page 435, 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 7333, page 691, 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: September 3, September 10, September 17, 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 Friday, September 25, 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, 5444 Westheiner, Houston, Texas 77056, submitted the highest and best bid in the amount of $52,850.00

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. 293 on the plan of Section Three Larchwood, of record in Book 5200, page 540, Register's Office for said County.

SAID Lot No. 293 fronts 70.00 feet on the westerly margin of Fitzpatrick Road and extends back 160.10 feet on the northerly line and 173.81 feet on the southerly line to a dead line in the rear, measuring 71.23 feet theron.

BEING the same property conveyed to Gerald N. Jones and wife, Faye G. Jones by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6237, page 385, Register's Office for Davidson County, Tennessee.

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 25th day of September, 1987.

I. Dyke Tatum, Substitute Trustee

68635

IDENTIFICATION REFERENCE

SEP 25 11 12 AM '87

DAVIDSON COUNTY, TN

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 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 25th day of September, 1987.

Notary Public

My Commission Expires: 9.11.90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,850.00

Affiant

Subscribed and sworn to before me, this the 25th day of September, 1987.

Notary Public

My Commission Expires: 9.11.90

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR _____

BOOK 7362 PAGE 500

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

52850.00- CAMT.
147.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.34-
6534A09/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 3 5

IDENTIFICATION REFERENCE

SEP 25 11 12 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20122