Hysmith F-6129
150-2-338

Box 22

NO MORTGAGEE

BOOK 7470 PAGE 962

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Mortgage and Trust, Inc.
P. O. Box 2885
Houston, Texas 77252

7557 02/17 0101 03CHECK 165.82

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 15th day of December, 1983, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by Major R. Warner and Lori C. Warner, his wife, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,750.00, principal and interest at 12.50% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 6197, page 334, and re-recorded in Book 6482, page 410, 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 7251, page 218, 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: January 21, January 28, and February 4, 1988, 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 Wednesday, February 17, 1988, at 11:40 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 MORTGAGE AND TRUST, INC., P. O. Box 2885, Houston, Texas 77252, submitted the highest and best bid in the amount of $56,892.79

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE AND TRUST, INC., 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. 22B of Justin Towne, Section II, Resubdivision of Lots 13 through 26, of record in Book 5200, page 528 and re-recorded as Zone Lot Division of Lots 16, 21 and 22 of record in Book 5200, page 681, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly right of way of Justin Towne Court said point being the southwest corner of the easterly half of Lot 22; thence leaving said right of way North 5° 34' 59" East 58.18 feet to a point; thence North 5° 53' 54" East 44.27 feet to a point; thence North 5° 57' 00" East 99.60 feet to a point; thence South 83° 43' 54" East 30 feet to a point; thence South 5° 50' 00" West 201.83 feet to a point in the northerly right of way of Justin Town Court;thence with said right of way North 84° 10' 00" West 30 feet to the point of beginning and containing 6,086 square feet, more or less.

BEING the same porperty conveyed to Bruce Hysmith and wife, Kathy Hysmith by deed from Major R. Warner and wife, Lori C. Warner of record in Book 6699, page 792, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to MORTGAGE AND TRUST, INC., 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 17th day of February, 1988.

I. Dyke Tatum, 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 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 17th day of February, 1988.

Notary Public

My Commission Expires: 9-11-90

TAWNY L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $56,892.79.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 1988.

Notary Public

My Commission Expires: 9-11-90

TAWNY L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TN

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

05564

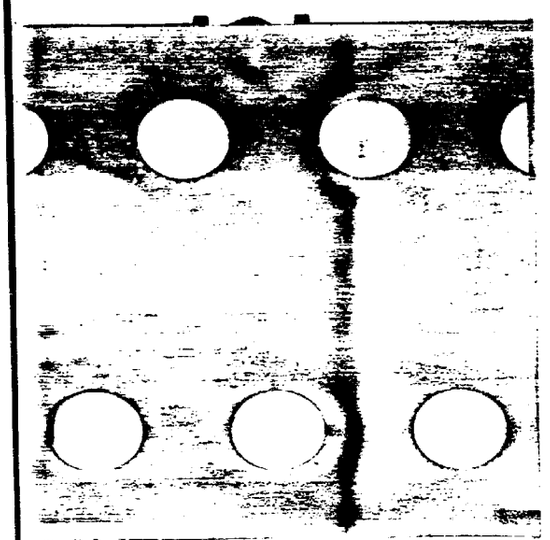
IDENTIFI REFERENCE

FEB 17 1 14 PM '88

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



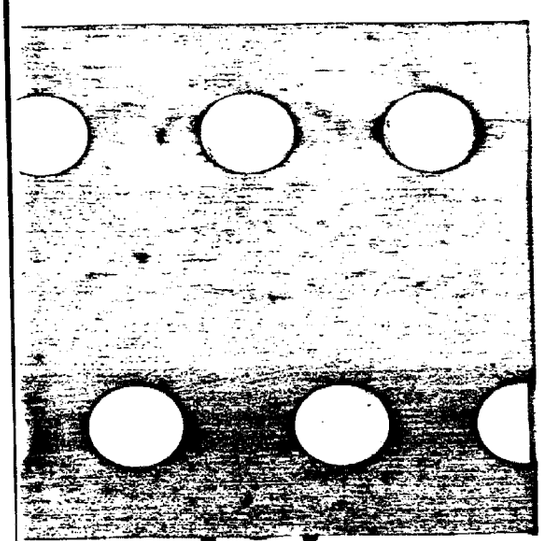
RECEIVED OF _____

FOR _____

BOOK 7470 PAGE 964

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.5 6.4

IDENTIFICATION REFERENCE

FEB 17 1 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	56892.79
CON TX	159.32
PRFEE	0.50
WDEED	6.00
TOTAL	165.82
CHECK	165.82

02/17/88 01 13:15 0001 7559

No. 62344