Decapua F-6599
86-14-A-107co

Bx 22

NO MORTGAGEE

BOOK 7470 PAGE 965

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

New Owner - Send Tax Bills:
Lincoln Service Corporation
P. O. Box 989
Owensboro, Kentucky 42302-0989

7560 02/17 0101 03CHECK 171.98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of January, 1985, Albert William Johnson was named Trustee in a Deed of Trust of even date executed by Joseph DeCapua, unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $54,287.00, principal and interest at 12.5% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 6478, page 475, 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 7437, page 673, 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 11:50 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 LINCOLN SERVICE CORPORATION, P. O. Box 989, Owensboro, Kentucky 42302-0989, submitted the highest and best bid in the amount of $59,116.29.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to LINCOLN SERVICE CORPORATION, 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 Unit No. 107 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Joseph DeCapua, unmarried, by deed from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 6478, page 472, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to LINCOLN SERVICE CORPORATION, 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

0 5 5 6 5

IDENTIFICATION REFERENCE

FEB 17 1 15 PM '88

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 17th day of February, 1988.

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 $59,116.29.

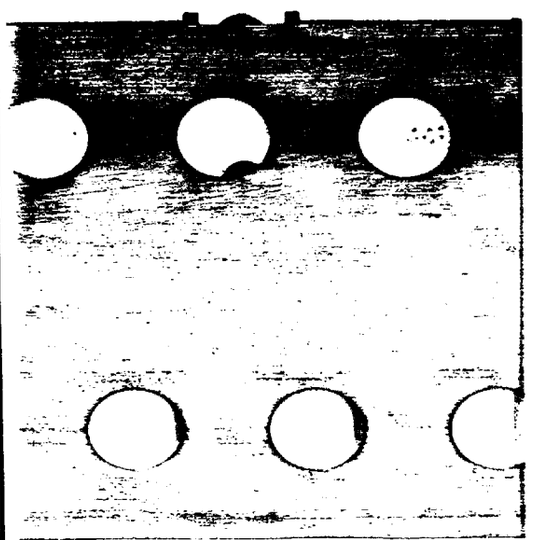
Affiant

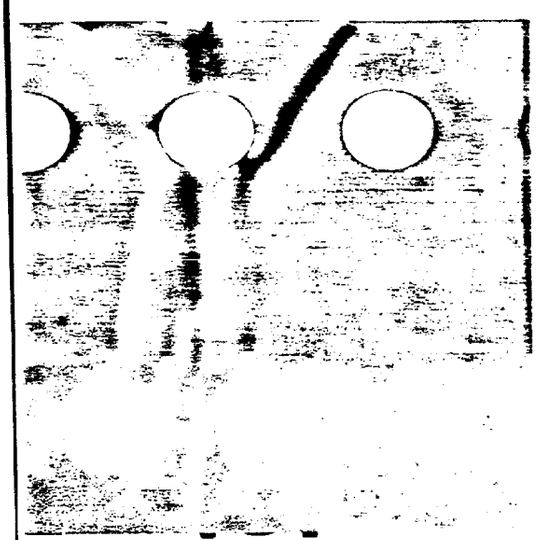
Subscribed and sworn to before me, this the 17th day of February, 1988.

Notary Public

My Commission Expires: 9-11-90

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7470 PAGE 967

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

CASH	59116.29
CON TX	165.48
PRFEE	0.50
MTGFEE	6.00
TOTAL	171.98
CHECK	171.98

02/17/88 01 13:16 0001 7560

0.5.5 6.5.

IDENTIFICATION REFERENCE

FEB 17 1 15 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 62345