RINGLER 6563

98-5-157
04D90857

Bk 22

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

New Owner - Send Tax Bills:
Mid-States Mortgage Corporation
28400 Northwestern Hwy., Suite 400
Southfield, Michigan 48034
NO MORTGAGEE

BOOK 7474 PAGE 764

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of January, 1985, Tim N. Taylor was named Trustee in a Deed of Trust of even date executed by Harry E. Ringler, Jr. and wife, Mae V. Ringler, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $50,343.00, principal and interest at 12.50% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6486, Page 830, 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 7432, Page 640, 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 14, January 21, January 28, 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 Tuesday, February 23, 1988, at 11:05 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 MID-STATES MORTGAGE CORPORATION 28400 Northwestern Hwy., Suite 400, Southfield, Michigan 48034, submitted the highest and best bid in the amount of $55,436.45

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to MID-STATES MORTGAGE 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 Lot 55-B, Zone Lot Division, Lot 54 & 55, Hunters Point Subdivision, as of record in Book 6250, Page 153, Register's Office, Davidson County, Tennessee.

SUBJECT to the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Hunter's Point Homeowners' Association of which the Articles of Incorporation are of record in Book 6256, Page 293, said Register's Office.

BEING the same property conveyed to Harry E. Ringler, Jr. by deed from Tim N. Taylor, unmarried of record in Book 6481, Page 336, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to MID-STATES MORTGAGE 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 23rd day of February, 1988.

I. Dyke Tatum, Substitute Trustee

06881

IDENTIFICATION REFERENCE

FEB 23 11 29 AM '88

DAVIDSON COUNTY, TN

PAID 02/23 0101 CHECK 161.62

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 23rd day of February, 1988.

Tammy L. Davis
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 $55,436.45

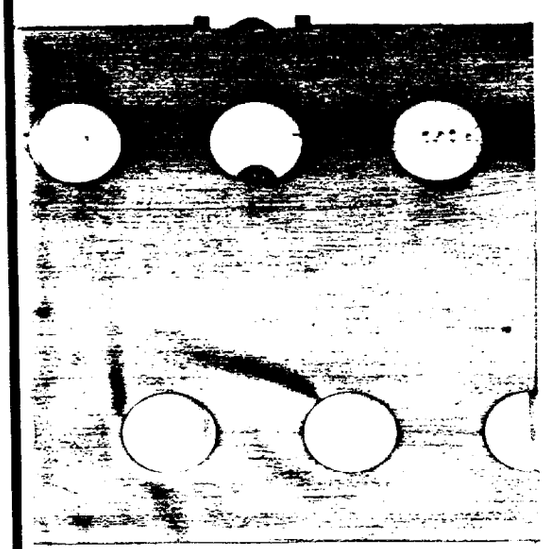
Kelly G. Wommack
Affiant

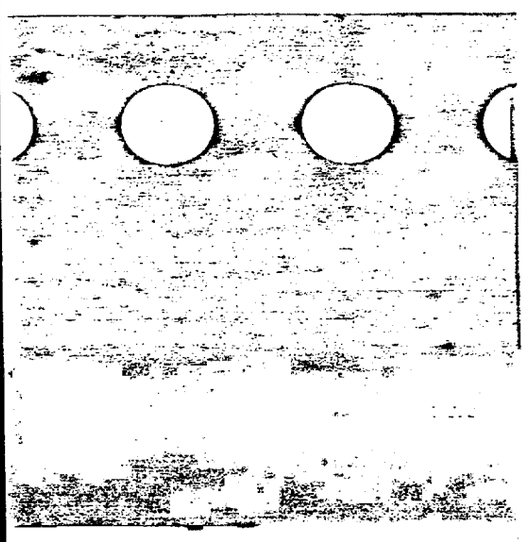
Subscribed and sworn to before me, this the 23rd day of February, 1988.

Tammy L. Davis
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 7474 PAGE 766

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
				CAMT 55436.45
				CON TX 155.12
				PRFEE 0.50
				WDEED 6.00
				TOTAL 161.62
				CHECK 161.62
02/23/88	01			11:30 0001 9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 8 8 1

IDENTIFICATION REFERENCE

FEB 23 11 29 AM '88

DAVIDSON COUNTY, TN

No. 63910