72-12
278

VA # LH 355781
DGMC # 8007024
CASE NAME: Steven A. Conley and Mary F. Conley

BOOK 7556 PAGE 769

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 18, 1986, and recorded in Book No. 7043, Page 595, in the Register's Office of Davidson County, Tennessee, Steven A. Conley and wife, Mary Frances Conley conveyed to Douglas R. Berry, Trustee, the hereinafter described property for the purpose of securing the payment of indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record as Instrument No. 7524, Page 943, in said Register's Office; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provision of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provision of said Deed of Trust by which advertisement the sale was appointed to be held on the 26th day of May, 1988, at the South door of the Courthouse, Nashville, Davidson County, Tennessee; and;

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Deposit Guaranty Mortgage Company for the sum of Fifty-Eight Thousand Eight Hundred Fifty-One and 00/100 ($58,851.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Deposit Guaranty Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee, does hereby grant, bargain, sell and convey to the said Deposit Guaranty Mortgage Company in fee simple forever, the property above mentioned and now further being described as being in Nashville, Davidson County, Tennessee, to-wit:

Being Lot Number 154 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, Page 66, Register's Office for Davidson Country, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges, appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Deposit Guaranty Mortgage Company, its successors and assigns, in fee simple forever, to whom the undersigned Substitute Trustee warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further and otherwise.

IN WITNESS WHEREOF, the said Substitute Trustee, has hereunto set his hand and seal this 26th day of May, 1988.

Marvin Posner

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Posner known to me to be the person or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 26th day of May, 1988.

My Commission Expires:

Notary Public

June 19, 1991

I, or we, hereby swear or affirm that, to the best affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $58,851.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of May, 1988.

Notary Public

My commission expires: June 19, 1991

PROPERTY OWNER:
Deposit Guaranty Mortgage Company

PROPERTY ADDRESS:
1907 Upland Drive
Nashville, TN 37216

Mail Tax Notices to:
Deposit Guaranty Mortgage Company
P.O. Box 1193
Jackson, Mississippi 39215-1193

PREPARED BY AND RETURN TO:
MARVIN POSNER, Attorney
860 Ridge Lake Blvd. Suite 305
Memphis, Tennessee 38119

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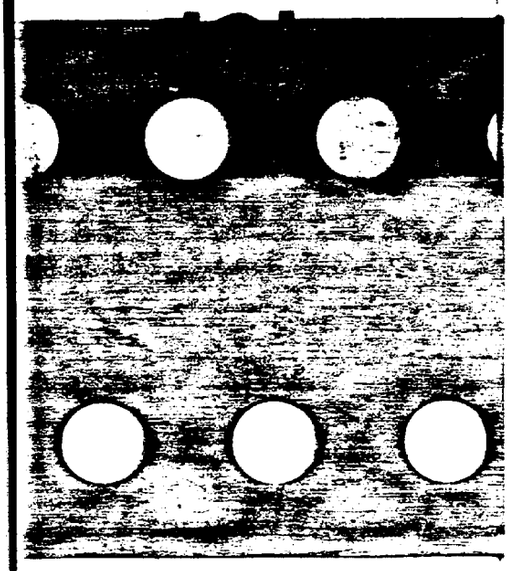
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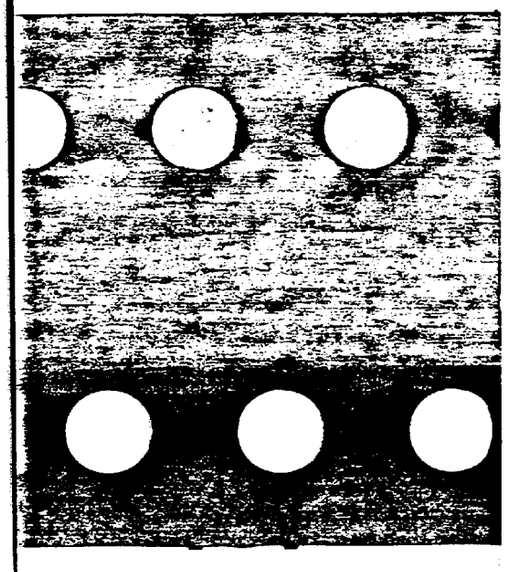
IDENTIFICATION REFERENCE

MAY 31 10 15 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7556 PAGE 771

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 58851.00
				CON TX 164.92
				PRFEE 0.50
				WDEED 6.00
				TOTAL 171.42
				CHECK 171.42
05/31/88	01			10:16 0001 2317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3491 I.

IDENTIFICATION REFERENCE

MAY 31 10 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96451