GRUENBERG F-6839 49-15-14 BOX 22

BOOK 7597 PAGE 995

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 Corp.
28400 Northwestern Hwy, Suite 400
Southfield, Michigan 48034
NO MORTGAGEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of December, 1984, Tim N. Taylor was named Trustee in a Deed of Trust of even date executed by Leon Gruenberg and wife, Beverly Gruenberg, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $55,584.00, principal and interest at 13% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 6450, page 911, 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 7548, page 790, 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: June 2, June 9, and June 16, 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, July 13, 1988 at 11:00 A.M. and thereafter until completed 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 CORP., 28400 Northwestern Hwy. Suite 400, Southfield, Michigan 48034, submitted the highest and best bid in the amount of $61,166.36.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to MID-STATES MORTGAGE CORP. 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 14-A on the Zone Lot Division, Lot 14, Deer Meadows, Phase 1, of record in Book 6200, page 20, Register's Office, Davidson County, Tennessee. BEGINNING at a point in the easterly margin of Tisdall Drive, said point being the corner of Lots 14-A and 14-B; thence southerly along said Tisdall Drive, 35.55 feet to the beginning of a curve; thence southwesterly around a curve having a length of 39.27 feet; thence westerly 76.50 feet to a point; thence northerly 58.87 feet to the common line between Lot 14-A and 14-B; thence easterly 101.52 feet to a point in the easterly margin of Tisdall Drive which is the point of beginning.

BEING part of the same property conveyed to Leon Gruenberg and wife, Beverly Gruenberg by deed from B & R Partnership of record in Book 6447, page 948 and re-recorded in Book 6450, page 909, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to MID-STATES MORTGAGE CORP., 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 13th day of July, 1988.

I. DYKE TATUM, Substitute Trustee

4 8 7 1 0

IDENTIFICATION REFERENCE

Jul 13 11 28 AM '88

FELIX Z. WILSON II REGISTER
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 13th day of July, 1988.

Tammy J. 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 $61,166.36.

Affiant

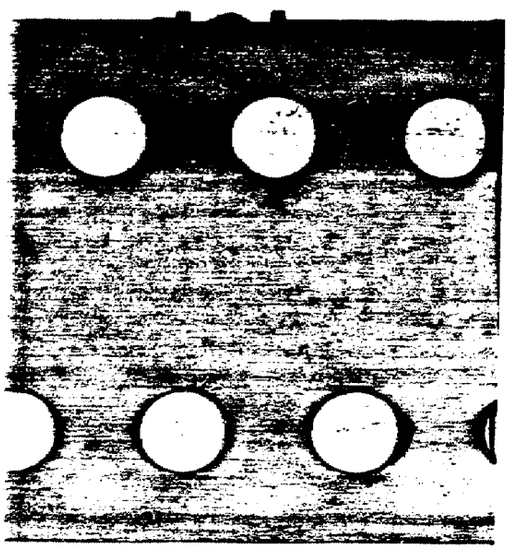
Subscribed and sworn to before me, this the 13th day of July, 1988.

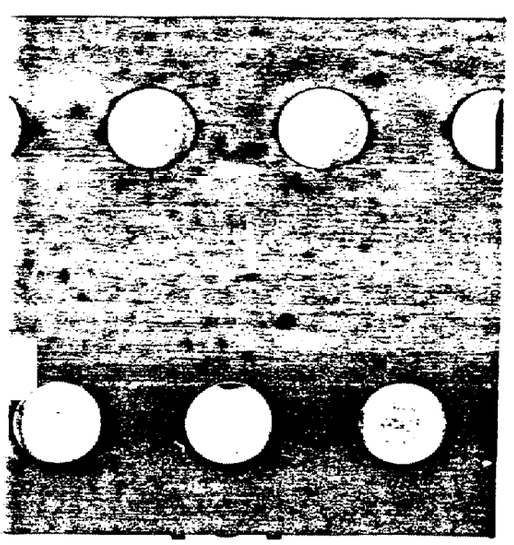
Tammy J. Davis
Notary Public

My Commission Expires: 9-11-90

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

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
$ 208.46





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7597 PAGE 997

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	61186.36
CON TX	201.96
PRFEE	0.50
WDEED	6.00
TOTAL	208.46
CHECK	208.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6345

4 8 7. I. O.

IDENTIFICATION REFERENCE

JUL 13 11 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112181