B422

BOOK 7620 PAGE 322

BROWN F-6747 98-5-140

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 Highway, Suite 400
Southfield, Michigan 48034

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of February, 1985, Tim N. Taylor was named Trustee in a Deed of Trust of even date executed by Marvin E. Wingerter and wife, Elaine T. Wingerter, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of ¤57,401.00, principal and interest at 13.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6501, page 890, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I. Dyke Tatum was appointed as Substitute Trustee under said Deed of Trust by instrument of record in Book 7507, page 966, 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: July 14, July 21, and July 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 Friday, August 5, 1988, at 12:00 Noon, 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 HIGHWAY, SUITE 400, SOUTHFIELD, MICHIGAN 480[illegible], submitted the highest and best bid in the amount of ¤64,015.69.

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 No. 41-A, Zone Lot Division, Lot 38, 41, & 43, Hunter's Point Subdivision, of record in Book 6250, page 319, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Crystal Brown, unmarried, by deed from Elaine T. Wingerter, a widow, of record in Book 7365 page 627, Register's Office, 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 and official seal at Nashville, Tennessee, this 5th day of August, 1988.

I. DYKE TATUM, Substitute Trustee

56401

IDENTIFICATION

AUG 5 12 06 PM '88

FILED 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 5th day of August, 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 ¤64,015.69.

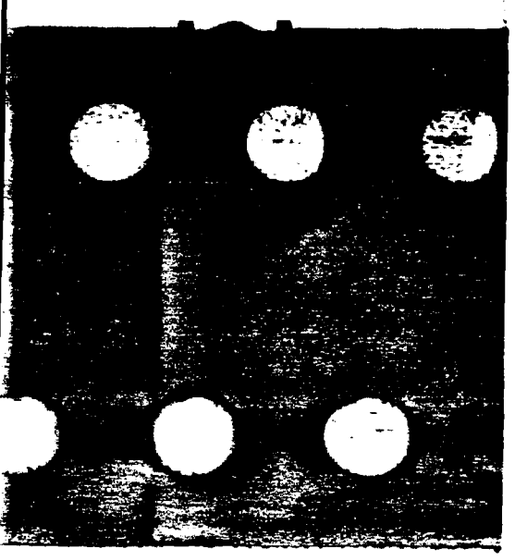
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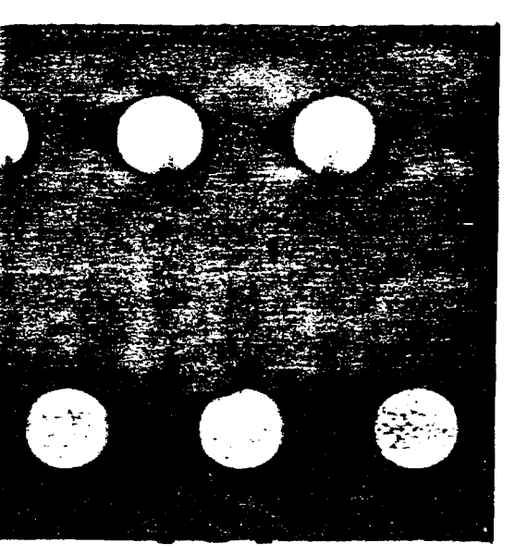
Subscribed and sworn to before me, this the 5th day of August, 1988.

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 7620 PAGE 324

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	64015.69
CON TX	211.20
PRFEE	0.50
WDFEE	6.00
TOTAL	217.70
CHECK	217.70

08/05/98 01 12:09 0001 4389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5640 I.

IDENTIFT REFERENCE

Aug 5 12 06 PM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120977