JACO 88-0066-MI 43-13-301 BOX 22

BOOK 7627 PAGE 562

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

New Owner - Send Tax Bills:
MORTGAGE INVESTMENT CORPORATION
BOX 791350
SAN ANTONIO, TEXAS 78279-1350

7499 08/16 0101 03CHECK 142.13

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of March, 1987, Douglas R. Berry was named Trustee in a Deed of Trust of even date executed by Alva Ray Jaco, unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of ¤44,945.00, principal and interest at 8.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7176, page 354, 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 7574, page 572, 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 30, July 7, and July 14, 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, August 16, 1988, at 11:00 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 MORTGAGE INVESTMENT CORPORATION, BOX 791350, SAN ANTONIO, TEXAS, 78279-1350, submitted the highest and best bid in the amount of ¤41,055.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE INVESTMENT 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. 2 on the Plan of Crittenden Estates, Block "D", of Record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to Alva Ray Jaco, unmarried, by deed of record in Book 7176, page 351, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to MORTGAGE INVESTMENT 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 16th day of August, 1988.

I. DYKE TATUM, Substitute Trustee

59086

Aug 16 11 16 AM '88

STATE OF TENNESSEE

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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 16th 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 $41,055.00.

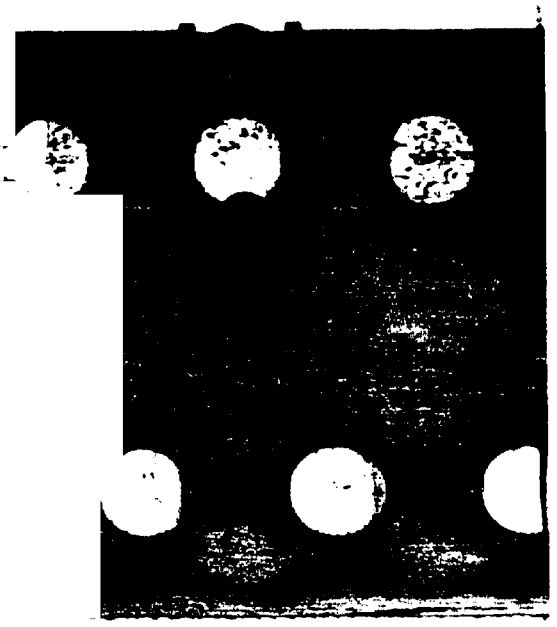
Affiant

Subscribed and sworn to before me, this the 16th 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 _____

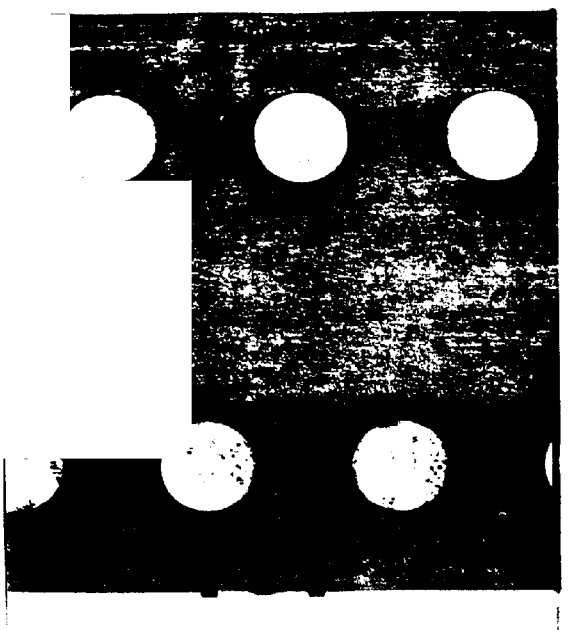
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	41055.00
CON TX	135.63
PRFEE	0.50
WDEED	6.00
TOTAL	142.13
CHECK	142.13

08/16/88 01 11:17 0001 7499



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59086

IDENTIFICATION REFERENCE

AUG 16 11 16 AM '88

No. 124047