AUSTIN 88-0116-AM 82-16-111 BOX 22

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

New Owner - Send Tax Bills:
AMSOUTH MORTGAGE COMPANY, INC.
P. O. BOX 847
BIRMINGHAM, ALABAMA 35201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23RD day of March, 1983, Michael L. Padalino was named Trustee in a Deed of Trust of even date executed by Mary E. Franklin, and Michael S. Kaszyski and wife, Dorothy G. Kaszyski, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $45,850.00, principal and interest at 12% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6029, page 466, 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 7588, page 943, 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: August 4, August 11, and August 18, 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, September 9, 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 AMSOUTH MORTGAGE COMPANY, INC., P. O. BOX 847, BIRMINGHAM, ALABAMA 35201, submitted the highest and best bid in the amount of $30,627.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to AMSOUTH MORTGAGE COMPANY, INC., 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 part of Lot No. 51, on the plan of Barrow's Addition to Edgefield, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of Lot No. 2, on the Plan of the subdivision of Lot No. 15 in Paynes Addition to Edgefield, now East Nashville, as of record in Book 21, page 103, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Kelly G. Austin by Quitclaim deed from Clara A. Austin and recorded in Book 7423, page 49, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to AMSOUTH MORTGAGE COMPANY, INC., 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.

66143

IDENTIFICATION REFERENCE

SEP 9 12 20 PM '88

FILED WILSON REGISTER
DAVIDSON COUNTY, TN

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1988.

I. DYKE TATUM, Substitute Trustee

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.

5454 09/09/88 0101 03CHECK 107.48

Witness my hand and official seal at office at Nashville, Tennessee, this 9th day of September, 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 $30,627.00.

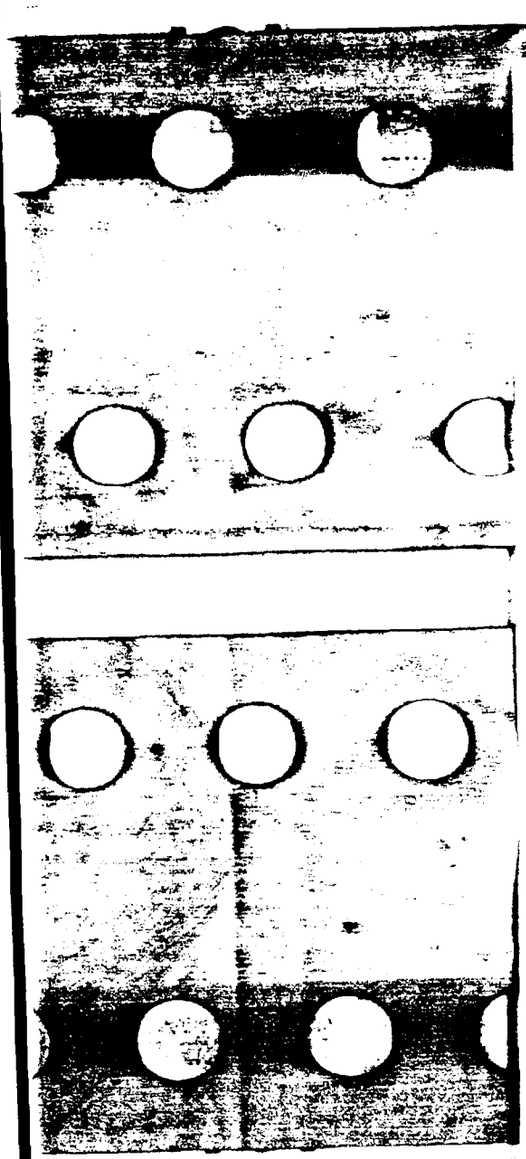
Affiant

Subscribed and sworn to before me, this the 9th day of September, 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 7648 PAGE 472

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 30627.00
				CON TX 100.98
				PRFEE 0.50
				MDEED 6.00
				TOTAL 107.48
				CHECK 107.48
09/09/88	01			12:20 0001 5454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6614.3

IDENTIFICATION REFERENCE

SEP 9 12 20 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132495