B & B RENTAL
88-0148

BOOK 7648 PAGE 494 Box 22

72-15-325
ISDA 32078

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

NO MORTGAGEE
New Owner - Send Tax Bills:
LINCOLN SERVICE CORPORATION
P. O. Box 989
Owensboro, Ky. 42303-0989

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of August, 1985, D. Gene Merrill and Frederick E. Brooks, Residents of Fairfax County was named Trustee in a Deed of Trust of even date executed by Joseph F. Bona dna wife, Elaine Bond, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $43,000.00, principal and interest at 11.50% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 6644, Page 488, in the Register's Office for Davidson County, Tennessee, and rerecorded in Book 6714, Page 675, 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 7594, Page 209 and rerecorded in Book 7615, Page 786, 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 11, August 18, and August 25, 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 Front Door of the Courthouse in Davison 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 LINCOLN SERVICE CORPORATION, submitted the highest and best bid in the amount of $ 45,507.89 .

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to LINCOLN SERVICE 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. 4A Zone Lot Division of Lots 3 and 4 of the Resubdivision of Lots 3 and 4 of James Burns Subdivision as of record in Book 6250, Page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to B & B Rental and Management No. 1 by deed from Joseph Bond and wife, Elaine Bond of record in Book 7442, Page 872, Register's Office, Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to LINCOLN SERVICE 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 at Nashville, Tennessee, this 9th day of September, 1988.

I. Dyke Tatum, Substitute Trustee

6.6 | 5 |.

IDENTIFICATION REFERENCE

SEP 9 12 27 PM '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 9th day of September, 1988.

Notary Public

My Commission Expires: My Commission Expires JULY 18, 1992

STATE OF TENNESSEE

5462 09/09 0101 03CHECK 156.65

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 45,507.89 .

Affiant

Subscribed and sworn to before me, this the 9th day of September, 1988.

Notary Public

My Commission Expires: My Commission Expires JULY 18, 1992

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

OFFICIAL RECEIPT

RECEIVED FROM _____

FOR _____

BOOK 7648 PAGE 496

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

MISC - MISCELLANEOUS
ST TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

CAMT 45507.89
CON TX 150.15
PRFEE 0.50
MDEED 6.00
TOTAL 156.65
CHECK 156.65

09/09/82 01 12:27 0001 5462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

SEP 9 12 27 PM '82

No. 132503