88-0245-LS (0018) STD

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
LINCOLN SERVICE CORPORATION
P. O. BOX 989
OWENSBORO, KY, 42302-0989

BK2:

BOOK 7676 PAGE 764

MAP PAR. 128-10-67

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twentieth day of August, 1985, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by MARK BRAKEBILL AND DESSIE P. SMITH, BOTH UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $60,100.00, principal and interest at 11.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6635, Page 892, and rerecorded on January 13, 1986 in Book 6761, Page 65, 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 7624, Page 248, 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: September 15, 1988 / September 22, 1988 / September 29, 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 Thursday, October 13, 1988, at 11:00 A.M., and thereafter until completed, at SOUTH DOOR OF THE COURTHOUSE, 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 LINCOLN SERVICE CORPORATION, P. O. BOX 989, OWENSBORO, KY, submitted the highest and best bid in the amount of $ 64,656.03 .

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. 94 on the Plan of Stacy Square, Section III, of record in Book 4175, page 154, Register's Office for said County.

SAID Lot No. 94 fronts 72.0 feet on the southeasterly margin of Sawyer Brown Road and extends back 143.8 feet on the northeasterly line and 155.2 feet on the southwesterly line to a dead line in the rear, measuring 72.90 feet thereon.

BEING the same property conveyed to Mark Brakebill and Dessie P. Smith by deed from Leslie L. Crowder and wife, Bonnie Crowder of record in Book 6635, page 889, Register's Office for 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 soley 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 Thirteenth day of October, 1988.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
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, ATTORNEY AT LAW, 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 Thirteenth day of October, 1988.

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Tammy L Norris
Notary Public

My Commission Expires: 9-11-90.

TAMMY L. NORRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 64,656.03.

Affiant

Subscribed and sworn to before me, this Thirteenth day of October, 1988.

Tammy L Norris
Notary Public

My Commission Expires: 9-11-90.

TAMMY L. NORRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

7581.0

RECEIVED FOR RECORD
88 NOV 27 11 51 AM
RECORDED

9523 10/17 0101 03CHECK 220.01

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7676 PAGE 766

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 64656.03
CON TX 213.51
PRFEE 0.50
MDEED 6.00
TOTAL 220.01
CHECK 220.01

10/13/98 01 11:31 0001 6523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 & I.O

Oct 13 11 27 AM '98

No. 143323