Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

SUBSTITUTE TRUSTEE'S DEED

6890 01/17 0101 03CHECK 48.41

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Dan Dickson	Fireman's Fund Mort. Corp.	75-4
206 Donelson Pike	275555 Farmington Rd	P-91 LH
Nashville TN 37214	P.O. Box 1800	
	Farmington Hills MI 48333	

Mail

THIS INSTRUMENT WAS PREPARED BY:
DOAK & HOLLAND ATTORNEYS
HERMITAGE PROFESSIONAL MALL
105 BONNABROOK DR., SUITE 207
HERMITAGE TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 12,681.23

AFFIANT:

SWORN to and subscribed before me on the 13 day of January, 1989.

NOTARY PUBLIC

5-8-91

My Commission Expires:

BOOK 7753 PAGE 204

WHEREAS, on the 7th day of January, 1985, Christopher Kirya and wife, Elizabeth N. Kirya, executed a Deed of Trust to Vicky V. Klein, Trustee to secure a Note of even date, which Deed of Trust is recorded in Book 6470, Page 994, Register's Office for Davidson County, Tennessee, with regard to real property hereinafter described.

AND WHEREAS, Vicky V. Klein, Trustee, entered into an Appointment of Substitute Trustee, designating John G. Doak as such Substitute Trustee, such appointment being of recorded March 20, 1987, in Book 7175, Page 669, Register's Office for Davidson County, Tennessee;

AND WHEREAS, default was made in the payment of said indebtedness, and the holder thereof having directed the Substitute Trustee to sell said property as provided by said Deed of Trust, the Substitute Trustee did on November 17, 1988, by notice published in The Nashville Record on three consecutive weeks, the first being more than 20 days prior to the date of sale, advertise said property to be sold at 12:00 o'clock Noon on December 12, 1988, at the South door at the Courthouse in Nashville, Tennessee, and pursuant to said notices, the Substitute Trustee did at said time and place, offer said property for sale, and after receiving the bids, sold said property to Daniel C. Dickson, for the sum of Twelve Thousand Six Hundred Eighty One Dollars and .23 cents ($12,681.23), this being the highest and best bid.

NOW, THEREFORE, in consideration of the sum of $12,681.23, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, JOHN G. DOAK, Substitute Trustee, have this day bargained and sold and by these presents to transfer and convey unto DANIEL C. DICKSON, his successors and assigns, the following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 458 on the Plan of Tulip Grove, Section 7, of record in Book 4300, Page 186, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed by Daniel C. Dickson and wife, Vickie V. Dickson by deed to Christopher Kirya and wife, Elizabeth N. Kirya, as of record in Book 6470, Page 991, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all unpaid taxes, restrictions, easements, liens, mortgages and encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real property, together with all improvements thereon, unto the said DANIEL C. DICKSON, his successors and assigns, in fee simple forever.

Sale was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made; however Grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, JOHN G. DOAK, SUBSTITUTE TRUSTEE, has executed these presents on this the 13th day of January ,1989.

John G. Doak, Substitute Trustee
JOHN G. DOAK, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January ,1989, before me personally appeared JOHN G. DOAK, SUBSTITUTE TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13th day of January ,1989.

5-8-91
My Commission Expires:

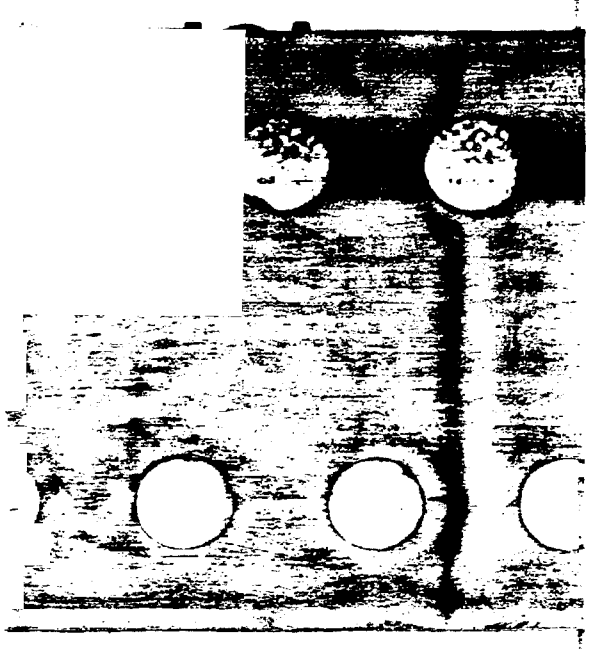
Lauren Tibbs
NOTARY PUBLIC

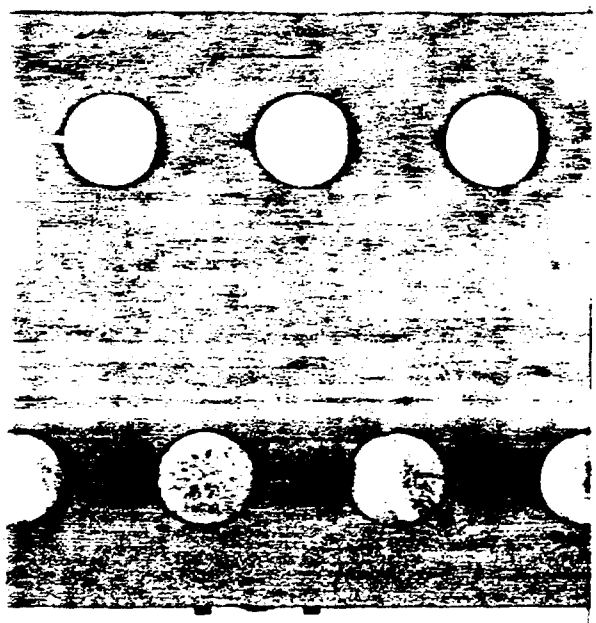
NOTARY PUBLIC

JAN 17 4 07 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

102030





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

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 206

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	12681.23
CON TX	41.91
PRFEE	0.50
WDEED	6.00
TOTAL	48.41
CHECK	48.41

01/17/89 01 16:09 0001 6890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02030

IDENTIFT REFERENCE

Jan 17 4 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173541