58-0-127

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

89-0654-NS (0020) STD
NO MORTGAGE
New Owner - Send Tax Bills:
NUMERICA FINANCIAL SERVICES
P. O. BOX 10137
CLEARWATER, FL, 34617

BOOK 7817 PAGE 305

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighteenth day of August, 1987, PHILLIP STEPHEN FREEMAN, was named Trustee in a Deed of Trust of even date executed by DONALD R. TURNER AND WIFE, DENISE C. TURNER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 65,650.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7330, Page 412, 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 7774, Page 173, 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: March 16, 1989 / March 23, 1989 / March 30, 1989, 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, April 14, 1989, at 11:00 A.M., at FRONT 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 NUMERICA FINANCIAL SERVICES, P. O. BOX 10137, CLEARWATER, FL, submitted the highest and best bid in the amount of $53,559.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to NUMERICA FINANCIAL SERVICES, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in the 13th, formerly 23rd, Civil District of Davidson County, State of Tennessee, being part of Lot No. 2 on the Plan of the lands of W. J. Drake, deceased, as of record in Minute Book J, pages 396 and 397, County Court for said County, being Lot No. 3 on the unrecorded Plan of the Subdivision of the northerly part of the E. B. Walton 21.4 acre tract, described according to a survey made by George W. Watkins, Surveyor, July 30, 1953, as follows:

BEGINNING at a point in the center of Kings Lane at the northeast corner of Lot No. 2 on said Plan conveyed to D. D. Schroader and wife, by deed from John Charles Walton and wife, of record in Book 2204, page 142, Register's Office for said County; thence with the line between said lots Nos. 2 and 3 South 2 degrees 50 minutes East 360.4 feet to an iron pin the northerly boundary line of Lot No. 4 on said plan; thence with the line between said lots Nos. 3 and 4 South 85 degrees 10 minutes West 83.2 feet to an iron pin in the Easterly margin of a 50 foot proposed road, being also the northwest corner of said Lot No. 4; thence with the easterly margin of said proposed road North 4 degrees 50 minutes West 350 feet to a railroad spike at the intersection of the center line of said Kings Lane and the easterly margin of said proposed road, if extended; thence with the center of said Lane North, 78 degrees 52 minutes east 96.7 feet to the beginning, containing 72/100 of an acre.

BEING the same property conveyed to Donald R. Turner and wife, Denise C. Turner by deed from Jesse J. Griggs and wife, Mattie Griggs of record in Book 7330, page 409, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to NUMERICA FINANCIAL SERVICES, 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 Fourteenth day of April, 1989.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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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 Fourteenth day of April, 1989.

Notary Public

My Commission Expires: 9-11-90.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $53,559.00.

Affiant

Subscribed and sworn to before me, this Fourteenth day of April, 1989.

Notary Public

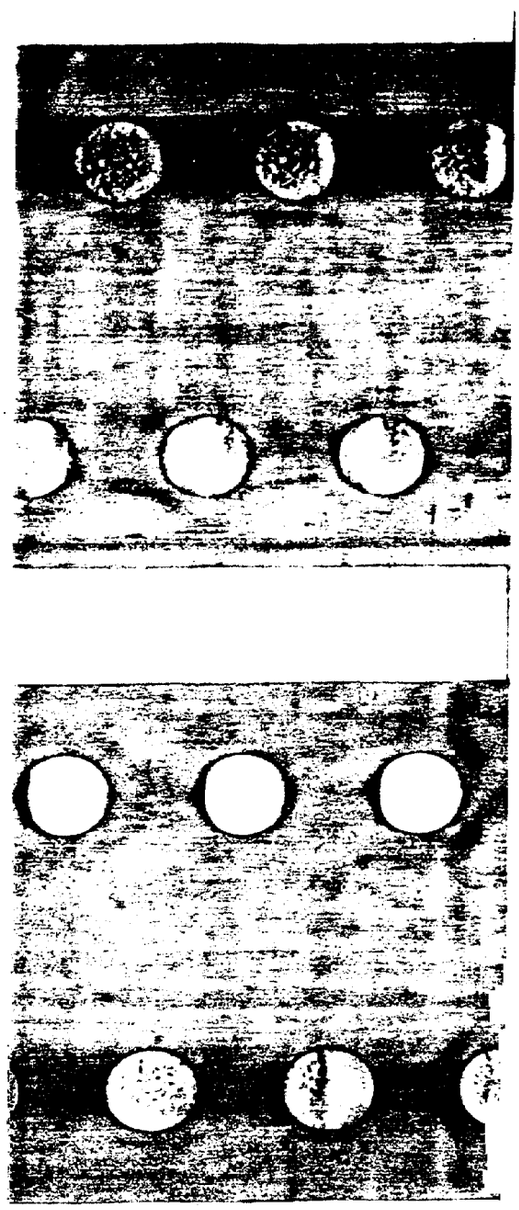
My Commission Expires: 9-11-90.

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

5865 04/14 0101 03CHECK 183.38

250UL

APR 14 11 22 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7817 PAGE 307

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	53559.00
CON TX	176.88
PRFEE	0.50
WDEED	6.00
TOTAL	183.38
CHECK	183.38

04/14/89 01 11:22 0001 5865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25001

IDENTIFICATION REFERENCE

APR 14 11 21 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENNESSEE

No. 200248