2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

MILWAUKEE, WI, 532-2

B422

BOOK 7868 PAGE 784

Map & Parcel
59-9-86

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirtieth day of May, 1986, GEORGE ROBERT MYERS, was named Trustee in a Deed of Trust of even date executed by JOE H. GARDNER AND WIFE, SHIRLEY J. GARDNER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,050.00, principal and interest at 9.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6685, Page 145, 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 7722, Page 67, 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: May 11, 1989 / May 18, 1989 / May 25, 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 Tuesday, June 20, 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 FLEET MORTGAGE CORP., 125 EAST WELLS ST., MILWAUKEE, WI, submitted the highest and best bid in the amount of $ 62,897.40 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FLEET MORTGAGE CORP., 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. 139 ON THE MAP OF HAYNES ESTATES, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF LYTLE DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS NO. 138 AND 139; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID MARGIN OF SAID DRIVE, 96.22 FEET TO A POINT, THE BEGINNING OF A CURVE TO THE RIGHT;THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 39.27 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF BOYD DRIVE; THENCE ALONG THE SAID MARGIN OF SAID DRIVE, AND WITH A SLIGHT CURVE, AND IN A NORTHEASTERLY DIRECTION 77.31 FEET TO A POINT AT THE COMMON CORNER OF LOTS NOS. 139 AND 140; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOTS 105.12 FEET TO A POINT IN THE NORTHWESTERLY LINE OF LOT NO. 138; THENCE ALONG THE DIVIDING LINE BETWEEN LOTS NO. 138 AND 139, AND IN A SOUTHWESTERLY DIRECTION 104.65 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF LYTLE DRIVE, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOE H. GARDNER AND WIFE, SHIRLEY J. GARDNER BY DEED FROM JAMES H. SUMMERS, JR. AND WIFE, MARIAN L. SUMMERS OF RECORD IN BOOK 6885, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FLEET MORTGAGE CORP., , 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.

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 Twentieth day of June, 1989.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 62,897.40.

Affiant

Subscribed and sworn to before me, this Twentieth day of June, 1989.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

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

42534

IDENTIFICATION

JUN 20 11 51 AM '89

6707 06/20 0101 03CHECK 214.07

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7868 PAGE 786

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 62897.40
				CON TX 207.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 214.07
				CHECK 214.07
			06/20/89 01	11:54 0001 6707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42534

IDENTIFICATION

JUN 20 11 51 AM '89

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

No. 221014