105-7-373 MAP. PAR:

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

89-1286-GD (0025) STD
NO MORTGAGE
New Owner - Send Tax Bills:
GLENFED MORTGAGE CORP.
P. O. BOX 85366
SAN DIEGO, CA, 92138-5366

BOOK 7980 PAGE 390

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Seventh day of September, 1978, JAMES R. BELLAR, was named Trustee in a Deed of Trust of even date executed by JAMES P. SMITH, SR. AND WIFE, VIRGINIA P. SMITH, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 23,250.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5336, Page 72, 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 7942, Page 593, 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: October 12, 1989 / October 19, 1989 / October 26, 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 Thursday, November 9, 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 GLENFED MORTGAGE CORP., P. O. BOX 85366, SAN DIEGO, CA, submitted the highest and best bid in the amount of $ 20,879.90 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to GLENFED 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 Dsvidson County, Tennessee, being part of Block "A" on the Plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being Lot Bo. 3 on the unrecorded plan of Block "C" and parts of Block "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, Surveyor, January 25, 1947, as follows:

BRGINNING on the easterly margin of Rains Avenue at a point 100 feet south of the southerly margin of Moore, Mallory or Hamilton Avenue, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 86 degrees 11 minutes east 150 feet; yhence south 5 degrees 40 minutes west 50 feet to the corner of Lots Nos. 3 and 4; thence wuth the line between said two lots; north 86 degrees 11 minutes west 150 feet to the easterly margin of Rains Avenue thence with said Avenue, north 5 degrees 40 minutes east 50 feet to the beginning.

BEING the same property conveyed to James P. Smith, Sr. and wife, Virginia P. Smith by deed from Horton W. Horton and Donald Gregory by deed of record in Book 5336, page 70, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to GLENFED 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.

Witness my hand and official seal at NASHVILLE, Tennessee, this Ninth day of November, 1989.

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, 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 Ninth day of November, 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 $ 20,879.90.

Affiant

Subscribed and sworn to before me, this Ninth day of November, 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

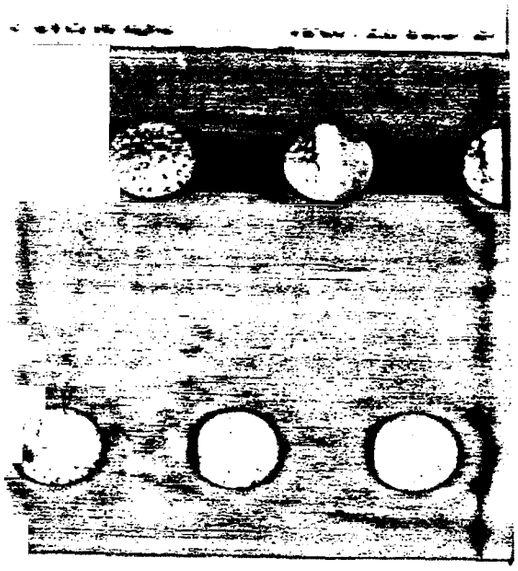
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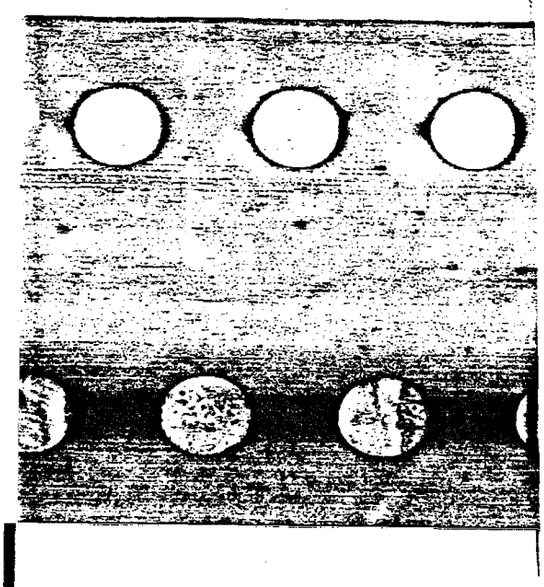
IDENTIF. TREFERENCE

Nov 9 11 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2871 11/09 0101 03CHECK 75.97





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

RECEIVED OF _____

FOR _____

BOOK 7980 PAGE 392

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 20879.90
CON TX 68.97
PRFEE 1.00
WDEED 6.00
TOTAL 75.97
CHECK 75.97

11/09/89 01 11:38 0001 2871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80739

IDENTIF. REFERENCE

Nov 9 11 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265729