THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map
Parcel

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

WHEREAS, by Deed of Trust executed December 30, 1983, and recorded in Book 6206, page 615, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from James H. Keeling and wife, Dee G. Keeling (Mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Mid-States Mortgage Corporation is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7886, page 4, Register's Office of said County; and

WHEREAS, Mid-States Mortgage Corporation did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7886, page 3, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Monday, November 20, 1989, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Mid-States Mortgage Corporation was the highest and best bidder for cash, said bid being in the amount of $;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Mid-States Mortgage Corporation, its successors and assigns forever, that certain land described as follows:

> Being part of Lot No. 3 on the Plan of the Division of the John C. Estes Estate, of record in Minute Book "J", page 170, Davidson County Court; property as described in Book 2991, page 455, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl, dated December 26, 1983, as follows:
>
> Beginning at a point in the centerline of Smith Springs Road; thence N 6 degrees 10 minutes E, 246 feet to a point in the centerline of Bell Lane; thence S 87 degrees E, 93.5 feet to a point; thence S 9 degrees 40 minutes W, 274.6 feet to a point in the centerline of Smith Springs Road; thence northwest 81.5 feet along said centerline to the point of beginning.
>
> Being the same property conveyed to James H. Keeling and wife, Dee G. Keeling by deed of record in Book , page , Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 20th day of November, 1989, by subscribing hereto my official signature.

C. EDWARD COOMER

C. Edward Coomer

Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 20th day of November, 1989, at Nashville, Tennessee.

My Commission Expires:

7-24-93

Phyllis Keenan
NOTARY PUBLIC

5880 11/20 0101 03CHECK 203.71

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 58,664.07, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 20th day of November, 1989,, at Nashville, Tennessee.

My Commission Expires:

7-24-93

Phyllis Keenan
NOTARY PUBLIC

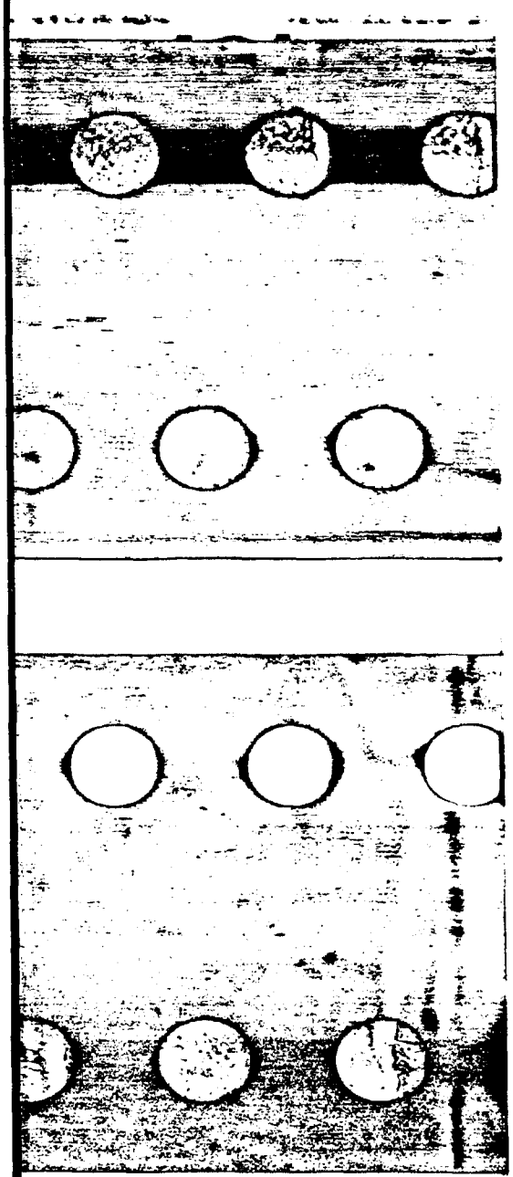
NEW OWNER:
SEND TAX BILLS TO: Mid-States Mortgage Corporation
P.O. Box 33463
Detroit, MI 48232

83315

IDENTIF. REFERENCE

Nov 20 11 14 AM '89

REGISTER'S OFFICE DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 545

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 58664.07
CON TX 193.71
PRFEE 1.00
WDEED 9.00
TOTAL 203.71
CHECK 203.71

11/20/89 01 11:12 0001 5880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83115

IDENTIF. TREFERENCE

Nov 20 11 14 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 268852