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

90-2026-FM (0096) STD
NO MORTGAGE
New Owner - Send Tax Bills:
BENJAMIN FRANKLIN FEDERAL S &L
5444 WESTHEIMER
HOUSTON, TX, 77056

BOOK 8138 PAGE 923

108-16 64

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighth day of October, 1984, CHARLES F. BROWN, JR., was named Trustee in a Deed of Trust of even date executed by CHERYL HARRIS, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 59,800.00, principal and interest at 12.875% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6403, Page 196, 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 8027, Page 888, 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 17, 1990 / May 24, 1990 / May 31, 1990, 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 26, 1990, 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 BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION, 5444 WESTHEIMER, HOUSTON, TX, submitted the highest and best bid in the amount of $73,188.39.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION, 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. 47A, Zone Lot Division of Lot No. 47, of Section Two, of Percy Priest Woods, of record in Plat Book 6250, page 91, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cheryl Harris and James D. Harrison, as Tenants by the entirety, by deed from Clyde P. Holland, Trustee, of record in Book 6489, page 985, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION, 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 Twenty-sixth day of June, 1990.

I. DYKE TATUM
Substitute Trustee

36834

JUN 26 12 37 PM '90

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 Twenty-sixth day of June, 1990.

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 $73,188.39.

Affiant

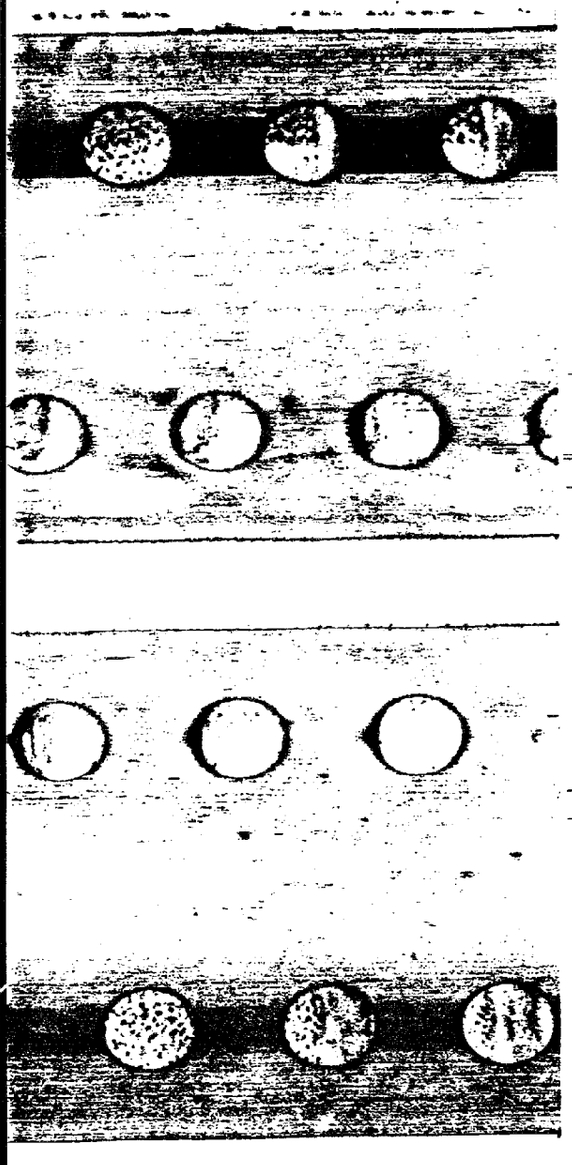
Subscribed and sworn to before me, this Twenty-sixth day of June, 1990.

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

3951 06/26 0101 03CHECK 248.56



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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 925

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 73188.39
				CON TX 241.56
				PRFEE 1.00
				WDEED 6.00
				TOTAL 248.56
				CHECK 248.56
06/26/90	01			12:37 0001 3951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3683.4

IDENTIFICATION

JUN 26 12 37 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 331561