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

90-2082-ST (0038) STD
NO MORTGAGE
New Owner - Send Tax Bills:
SOUTHTRUST MORTGAGE CORP.
POST OFFICE BOX 7344-A
BIRMINGHAM, AL, 35253

BK22

59-12-46

SUBSTITUTE TRUSTEE'S DEED BOOK 8181 PAGE 3

WHEREAS, on the Tenth day of August, 1987, ROBERT R. CAMPBELL, JR., was named Trustee in a Deed of Trust of even date executed by EARL ANGELINE PAYNE AND DANIEL DONALDSON AND WIFE, ATHALIA, DONALDSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $81,327.00, principal and interest at 10.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7324, Page 54, 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 8122, Page 537, 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: July 19, 1990 / July 26, 1990 / August 2, 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 Thursday, August 23, 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 SOUTHTRUST MORTGAGE CORPORATION, POST OFFICE BOX 7344-A, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 33,469.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to SOUTHTRUST MORTGAGE CORPORATION, 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. 73 ON THE PLAN OF HIGHLAND TRACE, SECTION II, OF RECORD IN BOOK 5200, PAGE 616, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD K. NEVIN, TRUSTEE, FROM EARL ANGELINE PAYNE BY QUITCLAIM DEED OF RECORD IN BOOK 7993, PAGE 680, AND FROM RONALD K. NEVIN, TRUSTEE TO DANIEL DONALDSON AND WIFE, ATHALIA DONALDSON BY QUITCLAIM DEED OF RECORD IN BOOK 7993, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to SOUTHTRUST MORTGAGE CORPORATION, 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 solely 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-third day of August, 1990.

5 1 8 5 0

IDENTIFICATION REFERENCE

AUG 23 11 24 AM '90

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TN

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 Twenty-third day of August, 1990.

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 $ 33,469.00.

Affiant

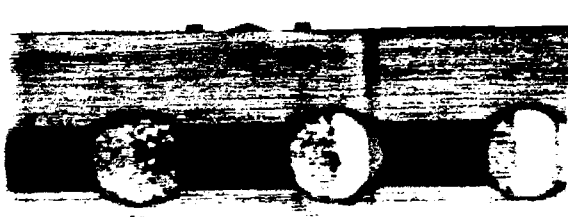
Subscribed and sworn to before me, this Twenty-third day of August, 1990.

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

2804 08/23 0101 03CHECK 117.55



OFFICIAL RECEIPT

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

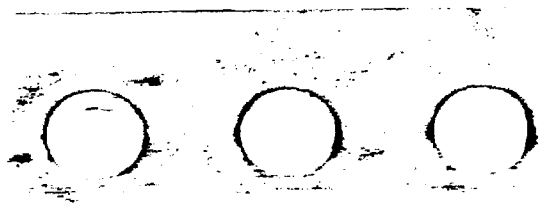
RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 5

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

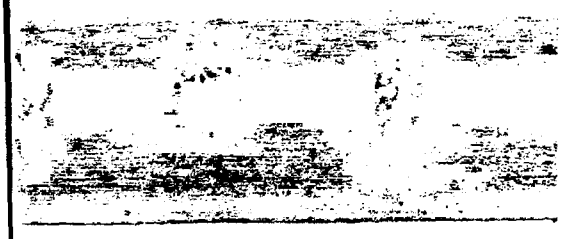
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	33469.00
CON TX	110.55
PRFEE	1.00
WDEED	6.00
TOTAL	117.55
CHECK	117.55

08/23/90 01 11:26 0001 2804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5 1 8 5 0

IDENTIFICATION REFERENCE

AUG 23 11 26 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349204