90-2275-FM (0046) STD

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

NO MORTGAGE
New Owner - Send Tax Bills:
FOSTER MORTGAGE CORPORATION
P.O. BOX 171
FT WORTH, TX, 76101

96-6-219

SUBSTITUTE TRUSTEE'S DEED

BOOK 8184 PAGE 445

WHEREAS, on the Seventeenth day of September, 1987, TIM N. TAYLOR, was named Trustee in a Deed of Trust of even date executed by JOHNNY E. STEPHENS AND WIFE, SHEARON S. STEPHENS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $62,115.00, principal and interest at 10.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7360, Page 910, 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 8151, Page 767, 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: August 2, 1990 / August 9, 1990 / August 16, 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 Wednesday, August 29, 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 FOSTER MORTGAGE CORPORATION, P.O. BOX 171, FT WORTH, TX, submitted the highest and best bid in the amount of $ 40,351.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FOSTER MORTGAGE CORPORATION, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

BEING LOT NO. 209 ON THE PLAN OF CLOVERHILL, SECTION 4, OF RECORD IN PLAT BOOK 2133, PAGE 62, 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 SUSAN CLARK SAUNDERS, SINGLE, BY DEED FROM GEORGE A. BROWN, SR. AND WIFE, JANICE BROWN OF RECORD IN BOOK 7931, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FOSTER 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-ninth day of August, 1990.

I. DYKE TATUM
Substitute Trustee

53185

INSTRUMENT PREFERENCE

Aug 29 11 13 AM '90

FILED & WILSON TESSEN
REGISTER DAVIDSON COUNTY, TN

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-ninth day of August, 1990.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
} ss.
COUNTY OF _____ }

The actual consideration or value, whichever is greater for this transfer is $ 40,351.00.

Affiant

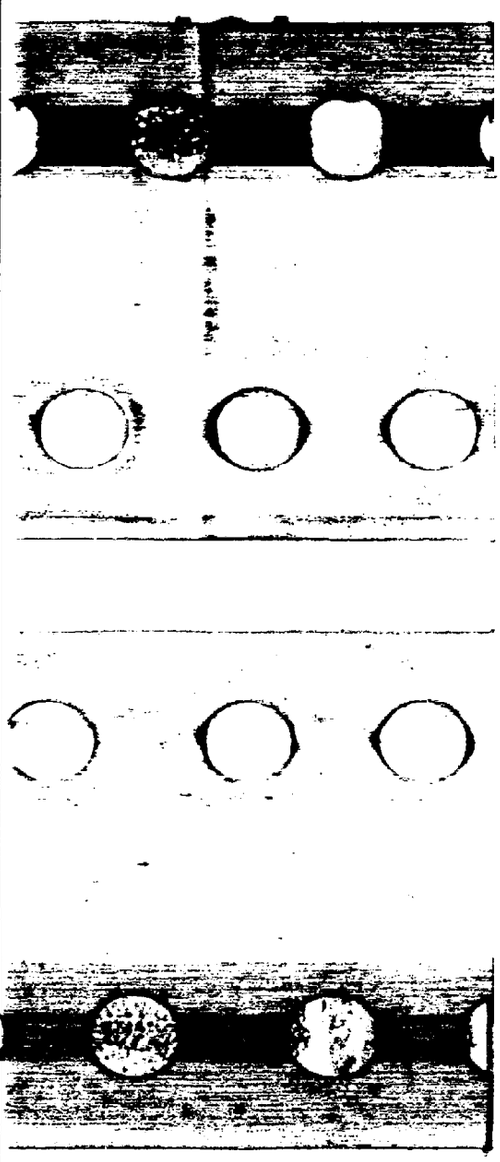
Subscribed and sworn to before me, this Twenty-ninth day of August, 1990.

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

4403 08/29 0101 03CHECK 140.32



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8184 PAGE 447

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

0.00

CONT

CONT 0.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT	40351.00
CON TX	133.32
PRFEE	1.00
WDEED	6.00
TOTAL	140.32
CHECK	140.32

08/29/90 01 11:15 0001 4403

53185
Identification Reference
Aug 29 11:13 AM '90
Felix Z. Wilson, II Reg
Davidson Co., Tn.

No. 350785