90-2612-CH (0013) 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:
CHEMCIAL MORTGAGE COMPANY
101 EAST TOWN ST.
COLUMBUS, OH, 43215

Map &Parcel
82-3-553

BOOK 8256 PAGE 831

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Tenth day of January, 1986, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by RONNIE STAFFORD AND WIFE, DANITA STAFFORD AND WILLIE MYERS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $45,150.00, principal and interest at 11.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6767, Page 868 , and rerecorded on February 19, 1986 in Book 6785, Page 145, 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 8223, Page 560, 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: November 15, 1990 / November 22, 1990 / November 29, 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, December 13, 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 CHEMICAL MORTGAGE COMPANY, 101 EAST TOWN ST., COLUMBUS, OH, submitted the highest and best bid in the amount of $ 48,601.88 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL MORTGAGE COMPANY, 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. 158-B ZONE LOT DIVISION OF SHARPE AND HORN SUBDIVISION OF RECORD IN BOOK 6200, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONNIE STAFFORD AND WIFE, DANITA STAFFORD AND WILLIE MYERS BY DEED FROM ROBERT TAYLOR AND WIFE, GEORGIA A. TAYLOR OF RECORD IN BOOK 6767, PAGE 865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO KIN-DOR PROPERTIES, INC. BY DEED FROM WILLIE MYERS OF RECORD IN BOOK 6904, PAGE 887, SAID REGISTER'S OFFICE, AND THEN TO RONNIE STAFFORD AND WIFE, DANITA STAFFORD BY QUITCLAIM DEED FROM SHADE MURRAY, TRUSTEE, OF RECORD IN BOOK 7388, PAGE 242, SAID REGISTER'S OFFICE, AND A 20% UNDIVIDED INTEREST TO RONNIE STAFFORD AND WIFE, DANITA STAFFORD BY QUITCLAIM DEED FROM WILLIE MYERS OF 7463, PAGE 989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to CHEMICAL MORTGAGE COMPANY, 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 Thirteenth day of December, 1990.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

BOOK 8256 PAGE 832

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 Thirteenth day of December, 1990.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 48, 601.88.

Affiant

Subscribed and sworn to before me, this Thirteenth day of December, 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

79328

IDENTIF. REFERENCE

DEC 13 11 18 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9047 12/13 0101 CHECK 167.38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 833

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 48601.88
				CON TX 160.38
				PRFEE 1.00
				WDEED 6.00
				TOTAL 167.38
				CHECK 167.38
12/13/90		01		11:18 0001 9047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79328

IDENTIF. REFERENCE

DEC 13 11 18 AM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 381482