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

Map/Parcel 118-9 113

90-2642-CO (0012) STD
NO MORTGAGE
New Owner - Send Tax Bills:
COLLATERAL MORTGAGE, LTD.
POST OFFICE BOX 830180
BIRMINGHAM, AL, 35283-0180

#22

BOOK 8259 PAGE 362

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Sixth day of November, 1987, CHARLES W. WALL, was named Trustee in a Deed of Trust of even date executed by ALBERT E. GARDNER, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 71,154.00, principal and interest at 11.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7400, Page 898, 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 8234, Page 244, 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 22, 1990 / November 29, 1990 / December 6, 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, December 18, 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 COLLATERAL MORTGAGE, LTD., POST OFFICE BOX 830180, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 75,683.15 .

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

LAND SITUATED IN COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 41 ON THE PLAN OF MOSS ROSE ESTATES, OF RECORD IN BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, TOGETHER WITH THE FOLLOWING ITEMS OF PROPERTY WHICH ARE LOCATED AND INSTALLED AS A PART OF THE IMPROVEMENTS ON SAID LAND: RANGE/OVEN; DISHWASHER; WALL TO WALL CARPET.

BEING THE SAME PROPERTY CONVEYED TO ALBERT E. GARDNER, UNMARRIED BY DEED FROM W. H. DORRIS AND ASSOCIATES, INC., A TENNESSEE CORPORATION OF RECORD IN BOOK 7400, PAGE 895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to COLLATERAL MORTGAGE, LTD., 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 Eighteenth day of December, 1990.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

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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 Eighteenth day of December, 1990.

Mary Lee McNair
Notary Public

My Commission Expires: 7/23/94.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $75,683.15.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this Eighteenth day of December, 1990.

Mary Lee McNair
Notary Public

My Commission Expires: 7/23/94.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

0165 12/18 0101 03CHECK 256.81

80278

IDENTIF. TREFERENCE

DEC 18 [illegible] '90

DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 75683.15
CON TX 249.81
PRFEE 1.00
WDEED 6.00
TOTAL 256.81
CHECK 256.81

12/18/90 01 11:13 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80278

IDENTIF. TREFERENCE

DEC 18 11 13 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 382575