90-2825-CH (0006) 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:
CHEMICAL MORTGAGE COMPANY
101 EAST TOWN STREET
COLUMBUS, OH, 43215

Map/Parcel 162-6 347

BOOK 8303 PAGE 962

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Fourteenth day of October, 1986, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by THOMAS M. FRANKLIN AND WIFE, DEBBIE S. FRANKLIN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 67,600.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7011, Page 245, and rerecorded on December 30, 1986 in Book 7087, Page 289, 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* 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: February 7, 1991 / February 14, 1991 / February 21, 1991, 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 *Book 8283, Page 975

PURSUANT to said advertisement on Tuesday, March 5, 1991, 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 STREET, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 71,766.60 .

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

BEING LOT NO. 31 ON THE PLAN OF BESS ESTATES, SECTION I, AS RECORDED IN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS M. FRANKLIN AND WIFE, DEBBIE S. FRANKLIN BY DEED FROM ROBERT A. JOHNSON AND WIFE, MARY BETH JOHNSON OF RECORD IN BOOK 7011, PAGE 242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND FURTHER CONVEYED TO THOMAS MICHAEL FRANKLIN BY QUITCLAIM DEED FROM DEBRA SONNA FRANKLIN OF RECORD IN BOOK 8040, PAGE 80, 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 Fifth day of March. 1991.

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 Fifth day of March, 1991.

Notary Public

My Commission Expires: 7/23/94.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $71,766.60.

Affiant

Subscribed and sworn to before me, this Fifth day of March, 1991.

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

97004

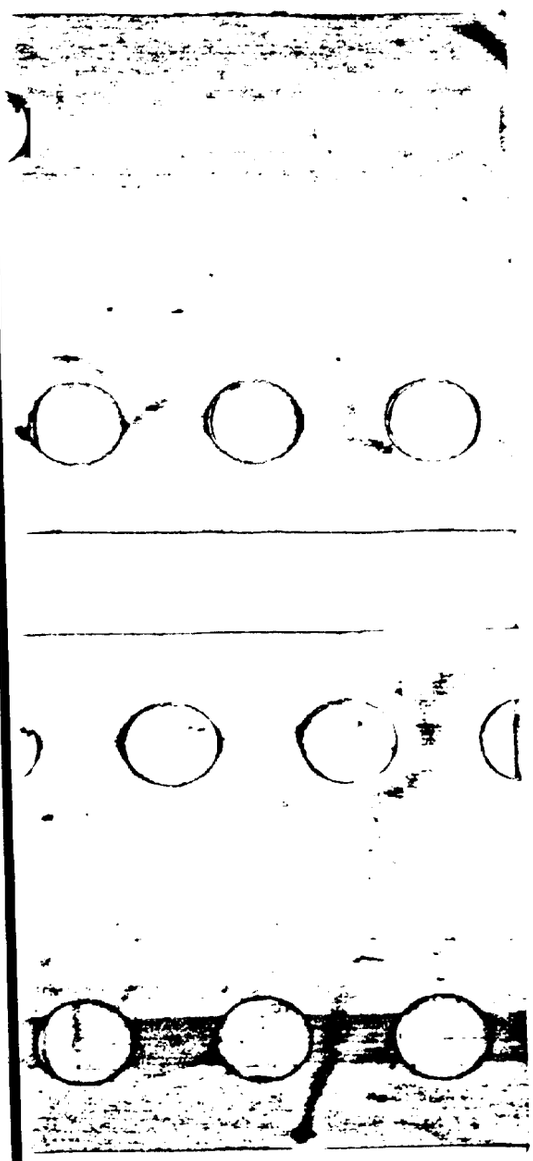
1069 03/05 0101 03CHECK 243.94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 964

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	71766.60
CON TX	236.94
PRFEE	1.00
MDEED	6.00
TOTAL	243.94
CHECK	243.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/91 01 11:13 0001 1069

97004

IDENTIF. REFERENCE

No. 401698