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

91-3056-CH (0008) STD
NO MORTGAGE
New Owner - Send Tax Bills:
CHEMICAL MORTGAGE COMPANY
101 EAST TOWN STREET
COLUMBUS, OH, 43215

22

Map/Parcel
42-7 A 156

SUBSTITUTE TRUSTEE'S DEED

BOOK 8348 PAGE 774

WHEREAS, on the Twenty-eighth day of February, 1986, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by VERNON W. DUNCAN AND WIFE, VALERIE J. DUNCAN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 61,350.00, principal and interest at 10.750% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6794, Page 761, 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 8313, Page 425, 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: April 11, 1991 / April 18, 1991 / April 25, 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.

PURSUANT to said advertisement on Thursday, May 9, 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 $71,379.99 .

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 MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 414 ON THE SUBDIVISION PLAN OF HERITAGE SQUARE, PHASE FOUR OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VERNON W. DUNCAN AND WIFE, VALERIE J. DUNCAN BY DEED FROM FOX RIDGE COMPANY, A LIMITED PARTNERSHIP OF RECORD IN BOOK 6794, PAGE 758, 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 Ninth day of May, 1991.

I. DYKE TATUM
Substitute Trustee

31163
IDENTIF. REFERENCE
MAY 9 11 21 AM '91
FELIX ... REGISTER
DAVIDSON COUNTY TN

91-3056-CH (0009) STD

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

BOOK 8348 PAGE 775

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 Ninth day of May, 1991.

Mary Lee McNary
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 $ 71,379.99.

Affiant

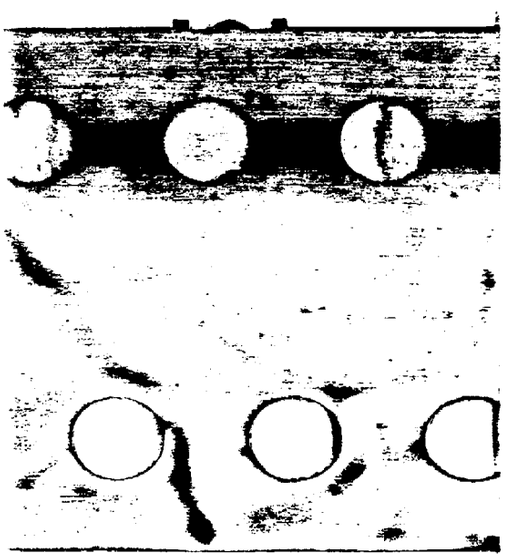
Subscribed and sworn to before me, this Ninth day of May, 1991.

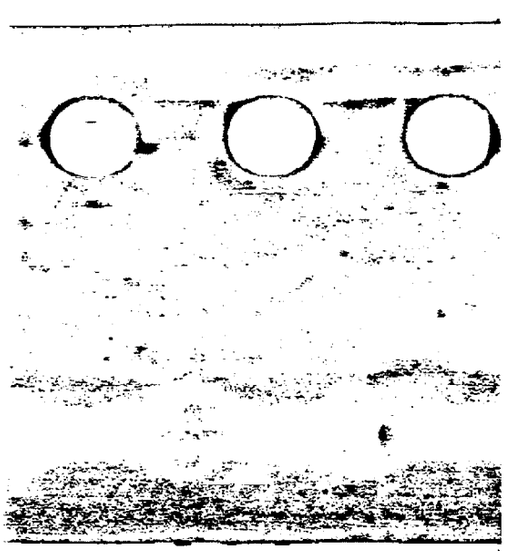
Mary Lee McNary
Notary Public

My Commission Expires: 7/23/94.

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

0700 05/09 0101 03CHECK 242.62





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8348 PAGE 776

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 71379.99
CON TX 235.62
PRFEE 1.00
WDEED 6.00
TOTAL 242.62
CHECK 242.62

05/09/91 01 11:21 0001 0700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13163

IDENTIF. REFERENCE

MAY 9 11 21 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 420326