90-2562-GE (0005) 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:
FLEET REAL ESTATE FUNDING
P.O. DRAWER F-20
FLORENCE, SC, 29501

Map & Parce;
86-16-48

SUBSTITUTE TRUSTEE'S DEED

BOOK 8404 PAGE 171

WHEREAS, on the Seventh day of March, 1988, RICHARD M. HOSTO, was named Trustee in a Deed of Trust of even date executed by LEONARD T. TALLEY AND WIFE, CHRISTINE W. TALLEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $52,315.00, principal and interest at 9.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7486, Page 573, and rerecorded on May 26, 1988 in Book 7553, Page 580, 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 8215, Page 573, 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 28, 1991 / March 7, 1991 / March 14, 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 Monday, March 25, 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 FLEET REAL ESTATE FUNDING CORPORATION, P.O. DRAWER F-20, FLORENCE, SC, submitted the highest and best bid in the amount of $ 68,029.08 .

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

LAND LYING AND BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 52, ON THE PLAN OF CENTRAL VALLEY SUBDIVISION OF RECORD IN BOOK 5800, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LEONARD T. TALLEY AND WIFE, CHRISTINE W. TALLEY BY DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN BOOK 7486, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FLEET REAL ESTATE FUNDING 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-fifth day of March, 1991.

I. DYKE TATUM
Substitute Trustee

33265

IDENTIFICATION REFERENCE

JUL 24 10 30 AM '91

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 8404 PAGE 172

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-fifth day of March, 1991.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 68,029.08.

Affiant

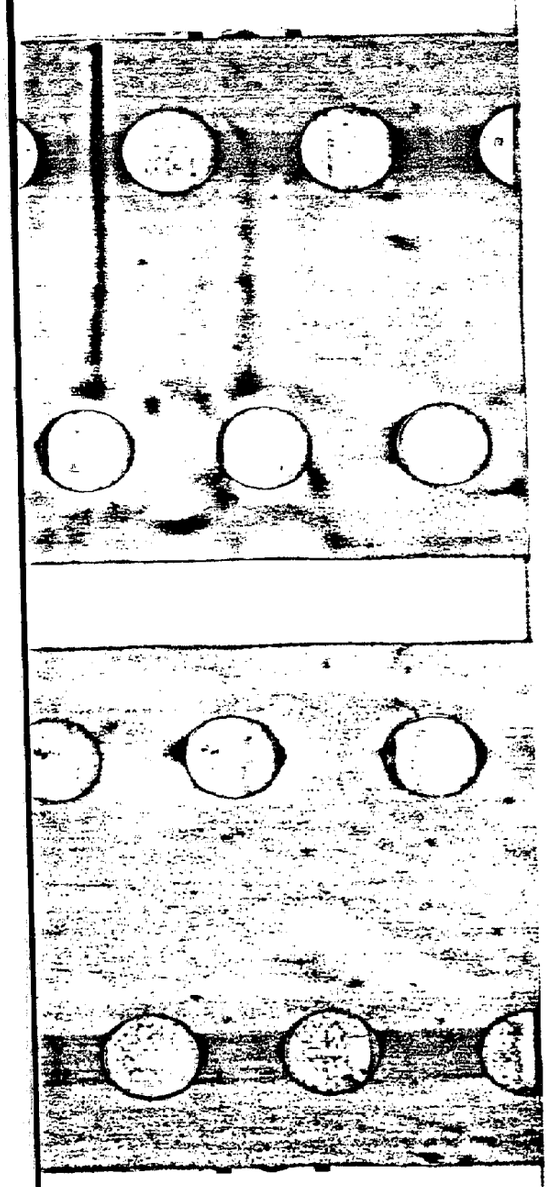
Subscribed and sworn to before me, this Twenty-fifth day of March, 1991.

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

4493 07/24 0101 03CHECK 258.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 173

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	68029.08
			CON TX	251.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	258.60
			CHECK	258.60
07/24/91	01		10:31 0001	4493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33265

IDENTIFICATION REFERENCE

JUL 24 10 30 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 443468