91-3383-GE (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:
FLEET MORTGAGE CORP.
P.O. BOX 800
MILWAUKEE, WI, 5320-0800

22

BOOK 8423 PAGE 959

Map & Parcel
118-4-179

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fourth day of July, 1986, ROGER K. YATES, was named Trustee in a Deed of Trust of even date executed by SANDRA J. BIRDWELL, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $36,300.00, principal and interest at 10.000 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6930, Page 949, 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 8378, Page 868, 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: July 18, 1991 / July 25, 1991 / August 1, 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 Tuesday, August 20, 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 MORTGAGE CORP., P.O. BOX 800, MILWAUKEE, WI, submitted the highest and best bid in the amount of $ 38,313.61 .

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

BEING THE WESTERLY PART OF LOT NO. 30 ON THE PLAN OF ROSEDALE SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 45, (ERRONEOUSLY REFERRED TO BOOK 869, PAGE 366 IN PREVIOUS CONVEYANCES) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID WESTERLY PART OF LOT NO. 30 FRONTS 50 FEET ON THE EASTERLY SIDE OF KLEIN AVENUE, SOUTHWEST CORNER OF SAID LOT ON SAID KLEIN AVENUE, BEING THE NORTHWEST CORNER OF LOT NO. 29 IN SAID PLAN OF ROSEDALE SUBDIVISION; THENCE WITH THE EASTERLY MAR TO THE SOUTHWEST CORNER OF LOT NO. 31 OF SAID SUBDIVISION; THENCE WITH THE SOUTHERELY MARGIN OF SAID LOT NO. 31 EASTERLY 130.85 FEET TO THE NORTHWEST CORNER OF THE EASTERLY PART OF LOT NO. 30 OF SAID SUBDIVISION, OWNED BY ROBERT E. LEE; THENCE WITH THE WESTERLY MARGIN OF SAID EASTERLY PART OF LOT NO. 30 SOUTHERELY 50 FEET TO THE SOUTHWEST CORNER OF SAID EASTERLY PART OF SAID LOT NO. 30; THENCE WESTERLY WITH THE NORTHERLY MARGIN OF SAID LOT NO. 29 133.47 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LYNDA WAGNER, A SINGLE PERSON, BY DEED FROM SANDRA J. BIRDWELL, A SINGLE PERSON OF RECORD IN BOOK 8252, PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FLEET MORTGAGE CORP., , 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 Twentieth day of August, 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 Twentieth day of August, 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 $ 38,313.61.

Affiant

Subscribed and sworn to before me, this Twentieth day of August, 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

40261

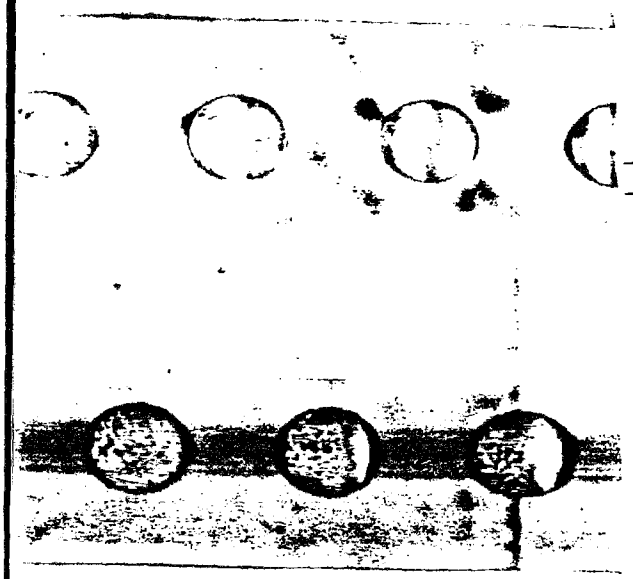
TENNESSEE REFERENCE

Aug 20 11 26 AM '91

4970 08/20 0101 03CHECK 148.71







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8423 PAGE 961

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38313.61
CON TX 141.71
PRFEE 1.00
WDEED 6.00
TOTAL 148.71
CHECK 148.71

08/20/91 01 11:26 0001 497(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40261

IDENTIFICATION REFERENCE

AUG 20 11 26 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 451495