92-5068-GE (0022) 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 CORP
P. O. DRAWER F-20
FLORENCE, SC, 29501

Map/Parcel
72-8 17

SUBSTITUTE TRUSTEE'S DEED

BOX 22
BOOK 8600 PAGE 883

WHEREAS, on the Thirty-first day of March, 1987, EDWARD SEDDON, was named Trustee in a Deed of Trust of even date executed by ANDREW W. TELLI AND WIFE, AMY SUZETTE TELLI, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 55,700.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7189, Page 352, 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: March 19, 1992 / March 26, 1992 / April 2, 1992, 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 8571, Page 789

PURSUANT to said advertisement on Tuesday, April 14, 1992, 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 CORP., P. O. DRAWER F-20, FLORENCE, SC, submitted the highest and best bid in the amount of $ 57,902.69 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FLEET REAL ESTATE FUNDING CORP., 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 NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF BLOCK "B" ON THE MAP OF INGLEWOOD TERRACE, OF RECORD IN BOOK 1130, PAGE 1, REGISTERS OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT AN IRON PIN SET IN THE MARGIN OF INGLEWOOD CIRCLE SOUTH; THENCE SOUTHWEST ALONG THE SAME MARGIN 60 FEET TO A POINT ALONG INGLEWOOD CIRCLE TO THE INTERSECTION OF INGLEWOOD CIRCLE SOUTH AND STRATFORD AVENUE; THENCE ALONG THE SAME MARGIN 31.4 FEET TO A POINT; THENCE SOUTHEAST 126 FEET TO A POINT ALONG THE SAME MARGIN; THENCE NORTHEAST 80.3 FEET ALONG THE MARGIN TO A POINT; THENCE WITH THE MARGIN NORTHWEST 140 FEET TO AN IRON PIN AT THE BEGINNING, ACCORDING TO A SURVEY DATED MARCH 16, 1987, BY JOHN B. KOHL, TENNESSEE REGISTERED LAND SURVEYOR, NO. 100.

BEING THE SAME PROPERTY CONVEYED TO DEBRA D. COGGINS BY DEED FROM ANDREW W. TELLI AND WIFE, AMY SUZETTE TELLI OF RECORD IN BOOK 8228, PAGE 624 AND RE-RECORDED IN BOOK 8234, PAGE 634, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FLEET REAL ESTATE FUNDING 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 Fourteenth day of April, 1992.

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 Fourteenth day of April, 1992.

Mary Lee Malenaro
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 $ 57,902.69.

Affiant

Subscribed and sworn to before me, this Fourteenth day of April, 1992.

Mary Lee Malenaro
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

U 1 4 5 7

IDENTIFICATION REFERENCE

APR 11 11 23 AM 92

DAVIDSON COUNTY, TN

0302 04/14 0101 03CHECK 221.23

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

RECEIVED OF _____

FOR _____

BOOK 8600 PAGE 885

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 57902.69
CON TX 214.23
PRFEE 1.00
WDEED 6.00
TOTAL 221.23
CHECK 221.23

04/14/92 01 11:19 0001 0302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01457

IDENTIFICATION REFERENCE

APR 14 11 20 AM '92

DAVIDSON COUNTY, TN

No. 521164