92-7373-GE (0102) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
82-7-78

NO MORTGAGE
New Owner - Send Tax Bills:
FLEET REAL ESTATE FUNDING CORP
P. O. BPX 100537
FLORENCE, SC 29501-0537

BOOK 8848 PAGE 533

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Sixteenth day of August, 1989, VICKI L. SMITH OR RICHARD SMITH OR BRUCE KLEINSCHMIDT, was named Trustee in a Deed of Trust of even date executed by MICHAEL E. MCGUIRE AND WIFE, MELISSA L. MCGUIRE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $42,400.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7917, Page 649, 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 8687, Page 181, 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: December 24, 1992 / December 31, 1992 / January 7, 1993, 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, January 26, 1993, 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. BPX 100537, FLORENCE, SC, submitted the highest and best bid in the amount of $31,770.00.

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:

PROPERTY IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, OF RECORD IN BOOK 57, PAGE 25, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 50 FEET ON THE EASTERLY SIDE OF STOCKELL AVENUE FORMERLY VANSINDEREN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 174-1/4 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. MCGUIRE AND WIFE, MELISSA L. MCGUIRE, AS TENANTS BY THE ENTIRETY BY DEED FROM THOMAS W. GRUNKE, UNMARRIED OF RECORD IN BOOK 7917, PAGE 646, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8 6 1 3 9

IDENTIFICATION REFERENCE

JAN 26 11 17 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

92-7373-GE (0103) TN17

BOOK 8848 PAGE 534

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 Twenty-sixth day of January, 1993.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

9752 01/26 0101 03CHECK 126.66

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-sixth day of January, 1993.

Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $31,770.00.

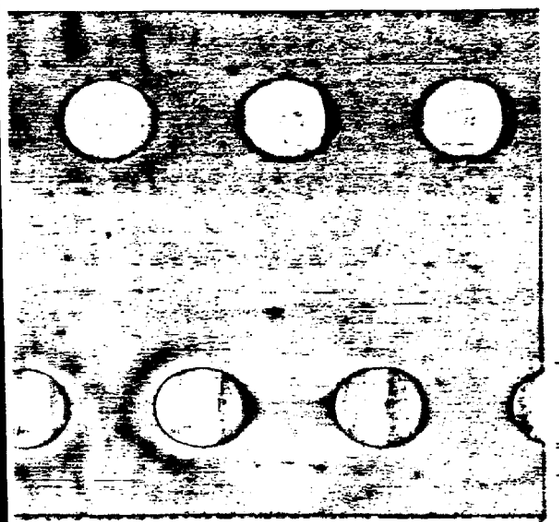
Affiant

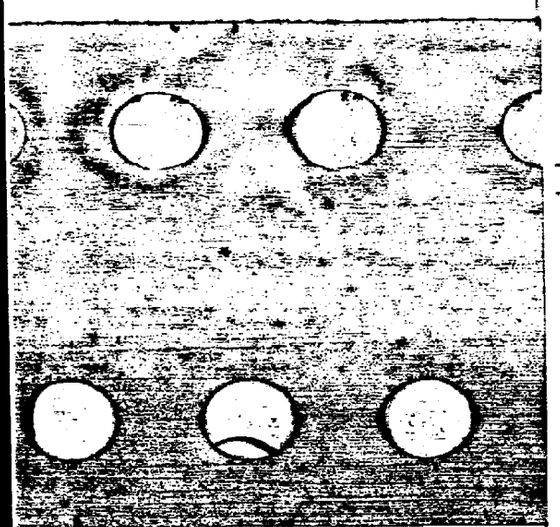
Subscribed and sworn to before me, this Twenty-sixth day of January, 1993.

Notary Public

My Commission Expires: 1-22-95.

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





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

RECEIVED OF _____

FOR _____

BOOK 8848 PAGE 535

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	31770.00
CON TX	117.66
PRFEE	1.00
WDEED	8.00
TOTAL	126.66
CHECK	126.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9762

8 6 1 3 9

IDENTIFI REFERENCE

JAN 26 11 17 AM '93

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614474