92-7833-MI (0021) TN17

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:
MUNDACA INVESTMENT CORPORATION
416 WILSON PIKE CIRCLE
BRENTWOOD, TN 37027

BOOK 8874 PAGE 415

Map/Parcel
58-12 30

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighteenth day of December, 1990, JOHN W. STEENBERGEN, III, was named Trustee in a Deed of Trust of even date executed by JOE WAGGONER, A SINGLE PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $7,000.00, principal and interest at 12.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8259, Page 900, 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: January 28, 1993 / February 4, 1993 / February 11, 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. *Book 8853, Page 363

PURSUANT to said advertisement on Friday, February 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 MUNDACA INVESTMENT CORPORATION, 416 WILSON PIKE CIRCLE, BRENTWOOD, TN, submitted the highest and best bid in the amount of $5,000.00 .

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 196 ON THE PLAN OF SECTION 3 ROYAL HILLS, AS OF RECORD IN PLAT BOOK 4860, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE WAGGONER BY DEED FROM DAVID B. ABERCROMBIE OF RECORD IN BOOK 8259, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7403 02/26 0101 030-CHECK 27.50

I, I. DYKE TATUM, Substitute Trustee, convey to MUNDACA INVESTMENT 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-sixth day of February, 1993.

95702

IDENTIFICATION REFERENCE
FEB 26 11 28 AM '93
DAVIDSON COUNTY, TN

I. DYKE TATUM
Substitute Trustee

92-7833-MI (0022) TN17

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

BOOK 8874 PAGE 416

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 February, 1993.

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 $5,000.00.

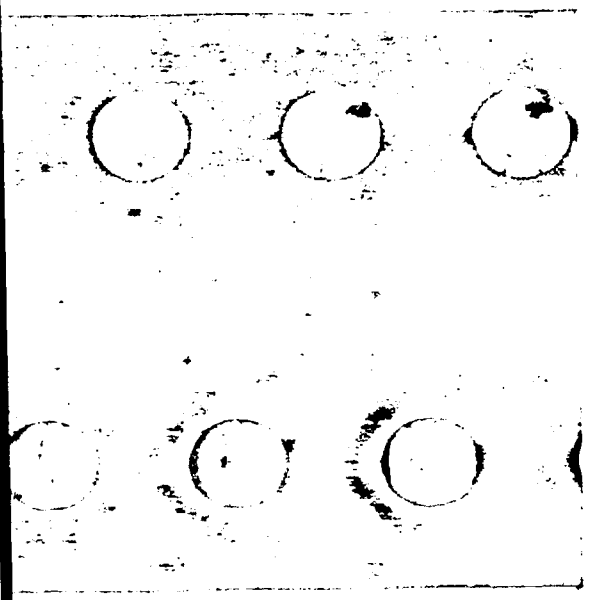
Affiant

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

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



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	5000.00
CON TX	19.50
PRFEE	1.00
WDEED	8.00
TOTAL	27.50
CHECK	27.50

02/26/93 01 11:26 0001 7403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95702

IDENTIFI REFERENCE

FEB 26 11 28 AM '93

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 624099