92-7772-GE (0001) 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:
FLEET REAL ESTATE FUNDING CORP
P. O. DRAWER F-20
FLORENCE, SC 29501

Map/Parcel
71-12 51

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-third day of September, 1987, WILLIAM H. FANTONE, JR., was named Trustee in a Deed of Trust of even date executed by KEVIN VAUGHN AND WIFE, BEVERLY VAUGHN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $40,250.00, principal and interest at 11.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7367, Page 814, 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 8834, Page 866, 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: April 15, 1993 / April 22, 1993 / April 29, 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 Wednesday, May 12, 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. DRAWER F-20, FLORENCE, SC, submitted the highest and best bid in the amount of $ 52,607.08 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FLEET REAL ESTATE FUNDING 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. 45 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974, PAGE 45 (ERRONEOUSLY SHOWN AS PAGE 43 IN THE PRIOR CONVEYANCE), REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 45 FRONTS 50 FEET ON THE WESTERLY SIDE OF JOY CIRCLE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO KEVIN VAUGHN AND WIFE, BEVERLY VAUGHN BY DEED FROM RONALD C. WILKERSON AND WIFE, CHERYL A. WILKERSON OF RECORD IN BOOK 7367, PAGE 811, 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.

92-7772-GE (0002) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Twelfth day of May, 1993.

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 Twelfth day of May, 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 $ 52,607.08.

Affiant

Subscribed and sworn to before me, this Twelfth day of May, 1993.

Notary Public

My Commission Expires: 7/23/94.

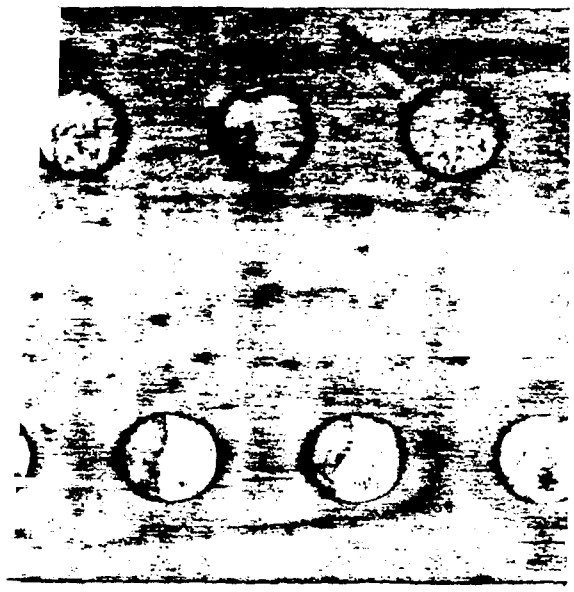
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

3[illegible] 05/17 0101 03CHECK 203.62

20154

TOGETHER WITH REFERENCE

MAY 17 [illegible] 53 AM '93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

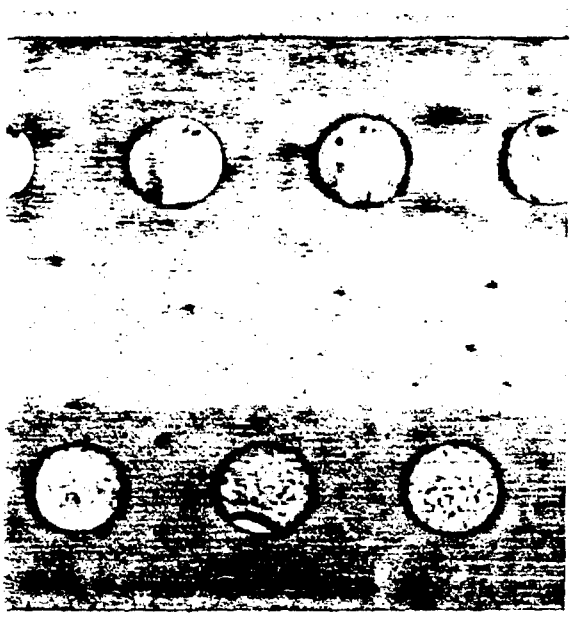
RECEIVED OF _____

FOR _____

BOOK 8949 PAGE 964

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	52607.08
CON TX	194.62
PRFEE	1.00
[illegible]	8.00
TOTAL	203.62
CHECK	203.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/93 01 10:53 0001 3664

20154

IDENTIFICATION REFERENCE

MAY 17 10 53 AM '93

DAVIDSON COUNTY, TN

No. 651740