93-8083-MF (0069) 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:
MAGNOLIA FEDERAL BANK
POST OFFICE BOX 1858
HATTIESBURG, MS 39403-1858

Map/Parcel
148-8 207

SUBSTITUTE TRUSTEE'S DEED

Box 22

WHEREAS, on the Sixteenth day of July, 1987, ROBERT R. CAMPBELL, JR., was named Trustee in a Deed of Trust of even date executed by DAVID P. MAI AND WIFE, RITA L. MAI, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $49,927.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7299, Page 551, 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 8945, Page 934, 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: May 20, 1993 / May 27, 1993 / June 3, 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 Monday, June 14, 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 MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS, FEDERAL SAVINGS BANK, POST OFFICE BOX 1858, HATTIESBURG, MS, submitted the highest and best bid in the amount of $ 51,159.05 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS FEDERAL SAVINGS BANK, 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 ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF SECTION EIGHT, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 41 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 24, A CORNER LOT, FRONTS 45.31 FEET ON THE SOUTHERLY MARGIN OF LONG BRANCH AND FRONTS 38.39 FEET ON THE WESTERLY MARGIN OF A LATERAL EXTENSION OF LONG BRANCH, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 30.60 FEET, AND EXTENDS BACK 167.38 FEET ON THE NORTHWESTERLY LINE AND 158.70 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. MAI AND WIFE, RITA L. MAI BY DEED FROM PETE KNESTRICK, TRUSTEE, OF RECORD IN BOOK 7299, PAGE 548, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to MAGNOLIA FEDERAL BANK SUCCESSOR IN INTEREST TO ALTUS, FEDERAL SAVINGS BANK, 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.

93-8083-MF (0070) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Fourteenth day of June, 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 Fourteenth day of June, 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 $ 51,159.05.

Affiant

Subscribed and sworn to before me, this Fourteenth day of June, 1993.

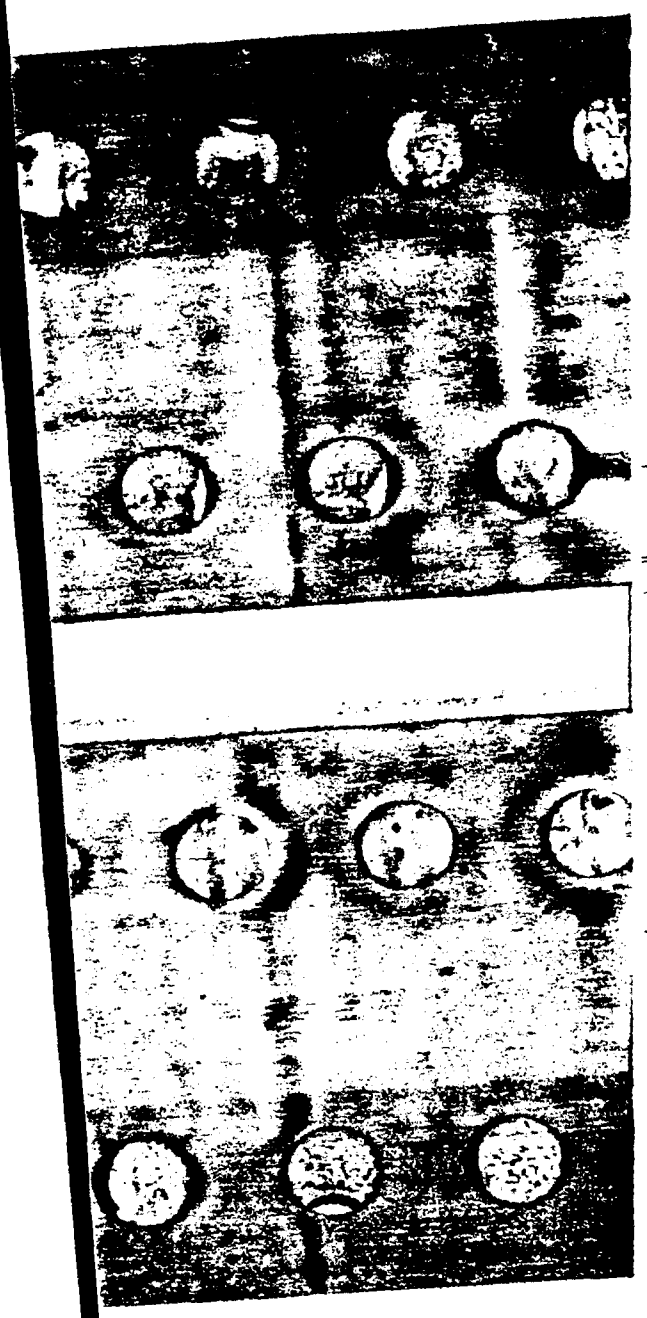
Notary Public

My Commission Expires: 7/23/94.

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

20667

7011 06/14 0101 03CHECK 198.44



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8980 PAGE 553

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 51159.05
CON TX 189.44
PRFEE 1.00
WDEED 8.00
TOTAL 198.44
CHECK 198.44

06/14/93 01 11:32 0001 7011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29867

REGISTER'S REFERENCE

JUN 14 11 32 AM '93

DAVIDSON COUNTY, TN

No. 662298