94-9136-LS (0032) TN17

BOOK 9458 PAGE 478

22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
91-15 108

NO MORTGAGE
New Owner - Send Tax Bills:
JHM MORTGAGE SECURITIES, LP
C/O P.O. BOX 989
OWENSBORO, KY 42302-0989

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twelfth day of July, 1989, D. GENE MERRILL & FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by PATRICIA A. CLOSE, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $37,250.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7888, Page 511, 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: August 4, 1994 / August 11, 1994 / August 18, 1994, 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 9419, Page 627

PURSUANT to said advertisement on Wednesday, September 7, 1994, 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 JHM MORTGAGE SECURITIES, LP, submitted the highest and best bid in the amount of $42,326.71.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to JHM MORTGAGE SECURITIES, LP, 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 THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK 7, ON THE REALTY SAVINGS BANK AND TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PARK AVENUE (FORMERLY FIRST (1ST) AVENUE), AT A POINT 157.5 FEET WESTERLY FROM THE WESTERLY MARGIN OF 52ND AVENUE, NORTH (FORMERLY ELEVENTH (11TH) STREET); THENCE WITH THE SOUTHERLY MARGIN OF PARK AVENUE, WESTERLY 52.5 FEET; THENCE SOUTHERLY PARALLEL WITH 52ND AVENUE, NORTH, 162.5 FEET TO A POINT HALF WAY TO ELKIN AVENUE; THENCE EASTERLY PARALLEL WITH PARK AVENUE 52.5 FEET TO A POINT 157.5 FEET WESTERLY FROM THE WESTERLY MARGIN OF 52ND AVENUE, NORTH; THENCE NORTHERLY 162.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. CLOSE, UNMARRIED, BY DEED FROM LEROY H. JOHNSON AND WIFE, BETTY J. JOHNSON OF RECORD IN BOOK 7888, PAGE 508, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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I, I. DYKE TATUM, Substitute Trustee, convey to JHM MORTGAGE SECURITIES, LP, 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 Seventh day of September, 1994.

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 Seventh day of September, 1994.

Notary Public

My Commission Expires: 9-27-97.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 42,326.71.

Affiant

Subscribed and sworn to before me, this Seventh day of September, 1994.

Notary Public

My Commission Expires: 9-27-97.

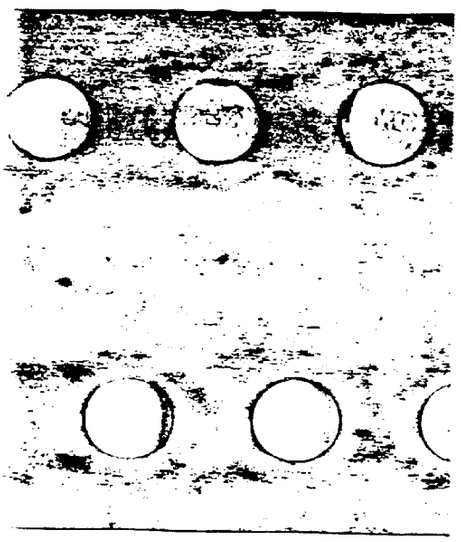
PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

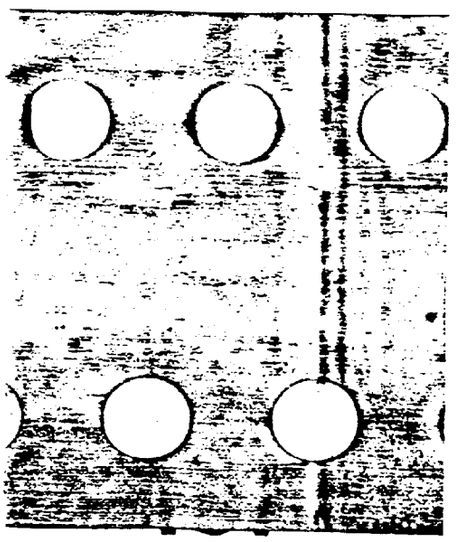
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

6025 09/07 0101 03CHECK 165.61

94 SEP -7 PM 12:01
REGISTER
DAVIDSON COUNTY, TN.

88669
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 480

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 42326.71
CON TX 156.61
PRFEE 1.00
WDEED 8.00
TOTAL 165.61
CHECK 165.61

09/07/94 01 12:00 0001 6025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88669
IDENTIF. ↑ REFERENCE

94 SEP -7 PM 12:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 832386