95-9551-MF (0031) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
61-13 32

NO MORTGAGE
New Owner - Send Tax Bills:
MAGNOLIA FEDERAL BANK FOR SAV

Box 22

BOOK 9629 PG 232

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Tenth day of April, 1991, DON B. TOLBERT, was named Trustee in a Deed of Trust of even date executed by ERIC LOVELL MARTIN AND WIFE, ELFRIEDA D. MARTIN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,500.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8329, Page 176, 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: February 16, 1995 / February 23, 1995 / March 2, 1995, 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 9594, Page 353

PURSUANT to said advertisement on Tuesday, March 28, 1995, 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 FOR SAVINGS, submitted the highest and best bid in the amount of $51,460.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MAGNOLIA FEDERAL BANK FOR SAVINGS, 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:

BEING LOT NO. 142 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 4460, PAGE 66, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ERIC LOVELL MARTIN AND WIFE, ELFRIEDA D. MARTIN BY DEED FROM PEGGY J. L. ANGLIN, UNMARRIED, OF RECORD IN BOOK 8329, PAGE 173, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to MAGNOLIA FEDERAL BANK FOR SAVINGS, 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.

95-9551-MF (0032) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-eighth day of March, 1995.

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 Twenty-eighth day of March, 1995.

Notary Public

My Commission Expires: 7/25/98.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 51,460.00.

Affiant

Subscribed and sworn to before me, this Twenty-eighth day of March, 1995.

Notary Public

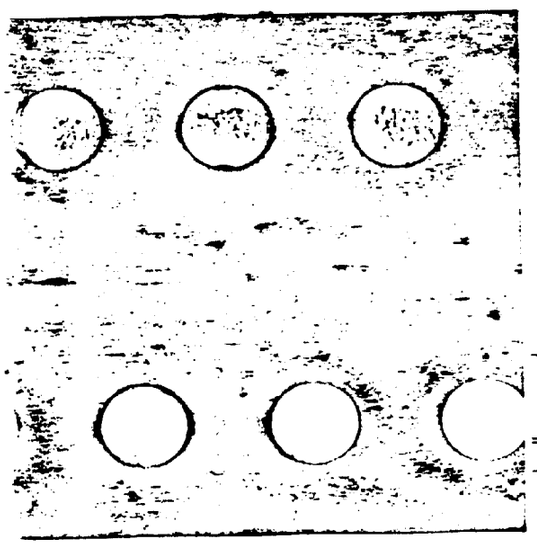
My Commission Expires: 7/25/98.

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

45858
IDENTIF. ↑ REFERENCE

95 MAR 28 PM 12:26
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4607 03/28 0101 03CHECK 195.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9629 PG 234

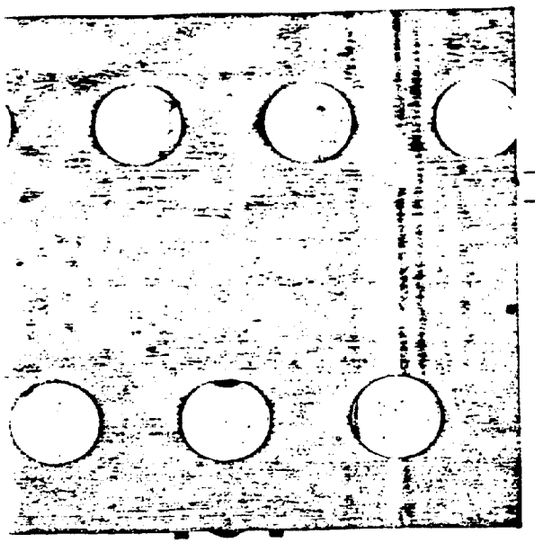
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51460.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
TOTAL 199.55
CHECK 199.55

03/28/95 01 12:27 0001 4607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45858
IDENTIF. ↑ REFERENCE

95 MAR 28 PM 12:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 894159