95-9576-MF (0014) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
105-11 69

NO MORTGAGE
New Owner - Send Tax Bills:
MAGNA MORTGAGE COMPANY
POST OFFICE BOX 18001
HATTIESBURG, MS 37404-8001

Box 22 BOOK 9644 PG 577

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of September, 1987, RICHARD P. SIMS, was named Trustee in a Deed of Trust of even date executed by MARK R. THOMPSON AND WIFE, JOANNE THOMPSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,125.00, principal and interest at 11.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7361, Page 179, 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: March 16, 1995 / March 23, 1995 / March 30, 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 9618, Page 255

PURSUANT to said advertisement on Thursday, April 13, 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, F.S.B., % MAGNA MORTGAGE COMPANY, POST OFFICE BOX 18001, HATTIESBURG, MS, submitted the highest and best bid in the amount of $ 52,702.03 .

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, F.S.B. % MAGNA MORTGAGE COMPANY, 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 COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 37 ON THE PLAN OF HAMILTON'S SUBDIVISION OF LOT NO. 15 AND RE-SUBDIVISION OF PARTS OF LOTS 11, 12, AND 13 OF THE HORTON PROPERTY, AS OF RECORD IN BOOK 974, PAGE 91, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 50 FEET ON THE WESTERLY SIDE OF STEWART PLACE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY E. MURPHY AND WIFE, ETHEL K. MURPHY BY DEED FROM MARK R. THOMPSON AND WIFE, JOANNE THOMPSON OF RECORD IN BOOK 9115, PAGE 357, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to MAGNOLIA FEDERAL BANK FOR SAVINGS, F.S.B., % MAGNA MORTGAGE COMPANY, 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.

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Witness my hand and official seal at NASHVILLE, Tennessee, this Thirteenth day of April, 1995.

I. DYKE TATUM
Substitute Trustee

BOOK 9644 PG 578

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 Thirteenth day of April, 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 $ 52,702.03.

Affiant

Subscribed and sworn to before me, this Thirteenth day of April, 1995.

Notary Public

My Commission Expires: 7/25/98.

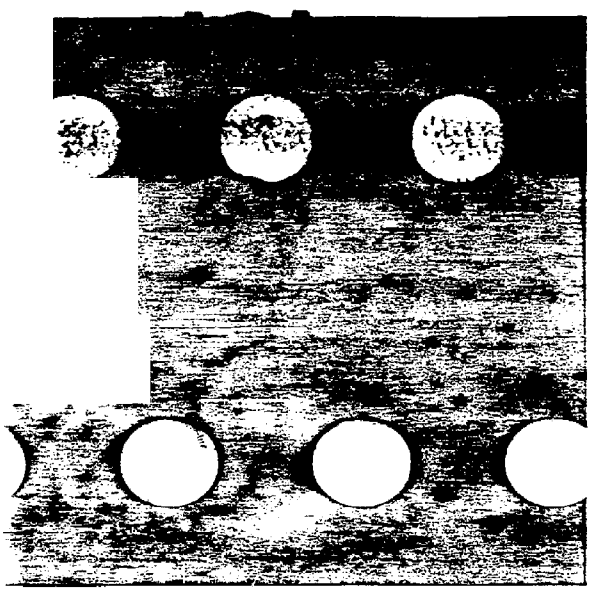
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

0468 04/13 0101 03CHECK 203.99

51180
IDENTIF. & REFERENCE

95 APR 13 AM 11:19

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9644 PG 579

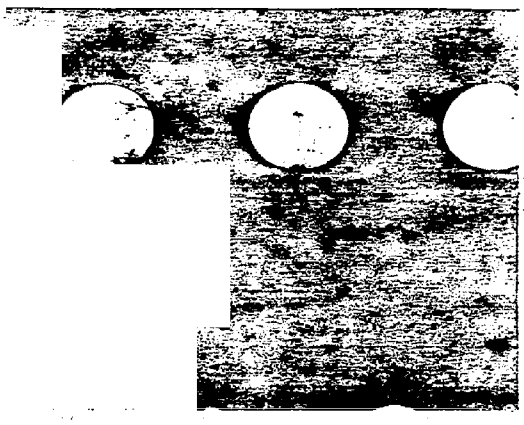
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52702.03
CON TX 194.99
PRFEE 1.00
WDEED 8.00
TOTAL 203.99
CHECK 203.99

04/13/95 01 11:18 0001 0468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51180
IDENTIF. & REFERENCE

95 APR 13 AM 11:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 899956