This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
147-8 9

NO MORTGAGE
New Owner - Send Tax Bills:
MAGNA MORTGAGE COMPANY
POST OFFICE BOX 18001
HATTIESBURG, MS 37404-8001
Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirtieth day of October, 1992, PHILLIP E. HILL, was named Trustee in a Deed of Trust of even date executed by HOWARD E. RHOTON, SR., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,238.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8774, Page 126, 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: July 20, 1995 / July 27, 1995 / August 3, 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 9733, Page 325

PURSUANT to said advertisement on Tuesday, August 15, 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 $ 61,877.97 .

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:

PROPERTY LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 21 ON THE PLAN OF BEVERLY HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 2331, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HOWARD E. RHOTON, SR. BY DEED FROM JOHN WAYNE YORK OF RECORD IN BOK 8774, PAGE 123, IN THE REGISTER'S 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.

95-9812-MF (0003) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Fifteenth day of August, 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 Fifteenth day of August, 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 $ 61,877.97.

Affiant

Subscribed and sworn to before me, this Fifteenth day of August, 1995.

Notary Public

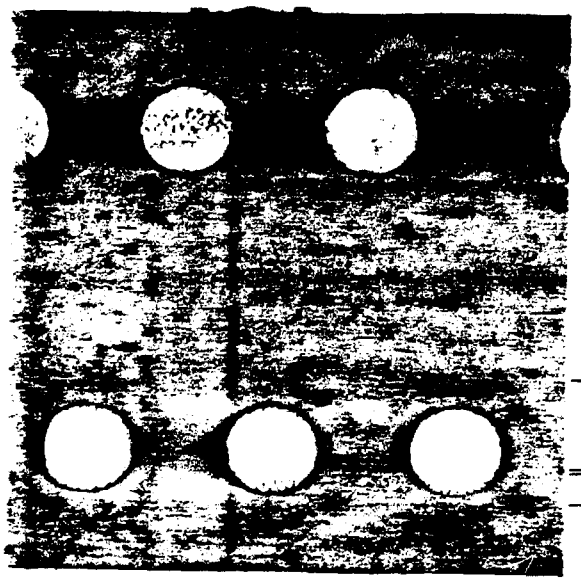
My Commission Expires: 7/25/98.

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

00089777
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 11:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2772 08/15 0101 03CHECK 238.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

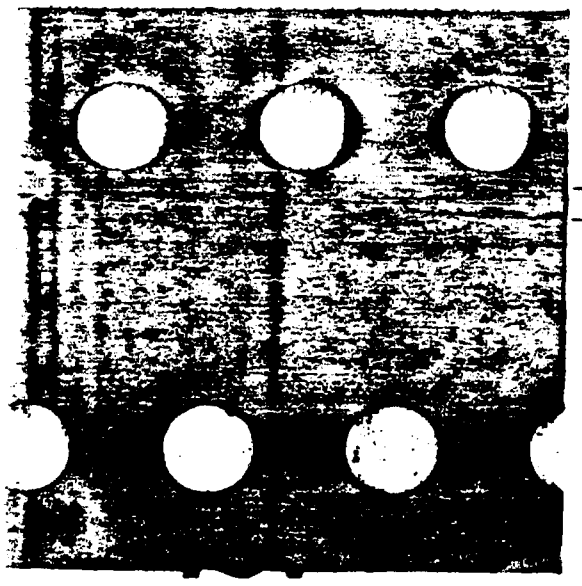
BOOK 9763 PG 24

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 61877.97
CON TX 229.03
PRFEE 1.00
WDEED 8.00
TOTAL 238.03
CHECK 238.03

08/15/95 01 11:12 0001 2772



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00089777
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941756