This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
87-13 9
TAX MAP AND PARCEL

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST UNION MORTGAGE CORP.
POST OFFICE BOX 29544
RALEIGH, NC 27626-0544

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-seventh day of April, 1992, DAVID R. WILSON, OF WILLIAMSON COUNTY, TENNESSEE, was named Trustee in a Deed of Trust of even date executed by BRADLEY E. RIDDLE AND NANCY D. RIDDLE (HIS WIFE), conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $57,500.00, principal and interest at 6.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8618, Page 560, 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 9930, Page 215, 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 15, 1996 / February 22, 1996 / February 29, 1996, 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 Friday, March 8, 1996, 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 FIRST UNION MORTGAGE CORPORATION, POST OFFICE BOX 29544, RALEIGH, NC, submitted the highest and best bid in the amount of $ 67,853.34 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FIRST UNION MORTGAGE CORPORATION, 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 DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 163 ON THE PLAN OF GINA HILL, OF RECORD IN BOOK 5800, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 163 FRONTS 66.67 FEET ON THE SOUTHEASTERLY MARGIN OF GINA BROOKE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 120.00 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY E. RIDDLE AND WIFE, NANCY D. RIDDLE BY DEED FROM WANDA WILLIAMS, UNMARRIED OF RECORD IN BOOK 8618, PAGE 557, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FIRST UNION MORTGAGE CORPORATION, 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 Eighth day of March, 1996.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

5486 03/08 0101 03CHECK 260.23

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 Eighth day of March, 1996.

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 $ 67,853.34.

Affiant

Subscribed and sworn to before me, this Eighth day of March, 1996.

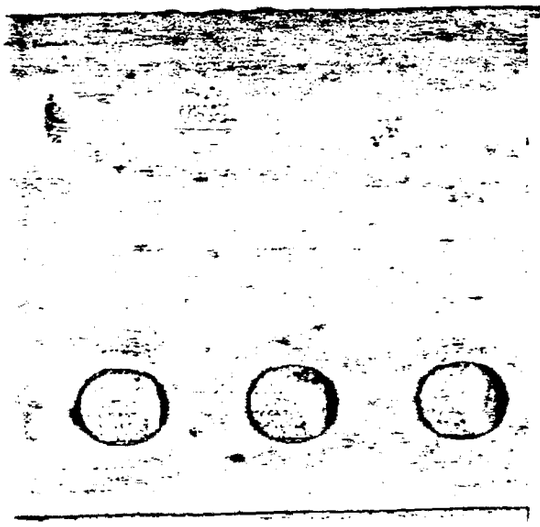
Notary Public

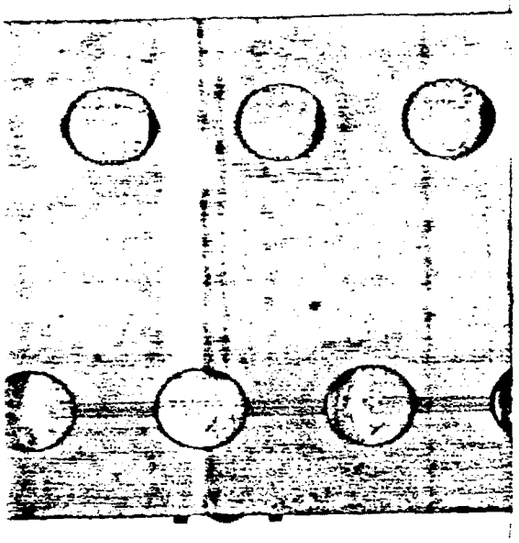
My Commission Expires: 7/25/98.

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

0158321
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 12:21
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 635

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 67853.34
CON TX 251.23
PRFEE 1.00
WDEED 8.00
TOTAL ~~260.23~~
CHECK ~~260.23~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/96 01 12:24 0001 6486

0158321
IDENTIF. ✦ REFERENCE

96 MAR -8 PM 12:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014584