BOOK 10061 PG 398

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
73-7 169

NO MORTGAGE
New Owner - Send Tax Bills:
MUNDACA FINANCIAL SERVICES
P. O. BOX 681946
FRANKLIN, TN 37068-1946

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fourth day of July, 1986, GREGORY M. GALLOWAY, was named Trustee in a Deed of Trust of even date executed by WANDA G. GREER, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $51,750.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6930, Page 938, 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 9889, Page 257, 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: May 2, 1996 / May 9, 1996 / May 16, 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, May 24, 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 MUNDACA FINANCIAL SERVICES, L.L.C., P. O. BOX 681946, FRANKLIN, TN, submitted the highest and best bid in the amount of $ 52,759.41 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MUNDACA FINANCIAL SERVICES, L.L.C., 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 NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 2A OF THE ZONE LOT DIVISION OF LOT NOS. 1, 2 AND 4-7 OF CABIN HILL, SECTION 2, OF RECORD IN PLAT BOOK 6250, PAGE 666, AMENDING PLAT BOOK 6050, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES DOUGLAS GREER BY DEED FROM WANDA G. GREER (NOW ELLIOTT) AND HUSBAND, LESLIE ELLIOTT OF RECORD IN BOOK 7779, PAGE 428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAIL ENV.

96 MAY 24 PM 4:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0185254
IDENTIF. & REFERENCE

I, I. DYKE TATUM, Substitute Trustee, convey to MUNDACA FINANCIAL SERVICES, L.L.C., 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 Twenty-fourth day of May, 1996.

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-fourth day of May, 1996.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 52,759.41.

Affiant

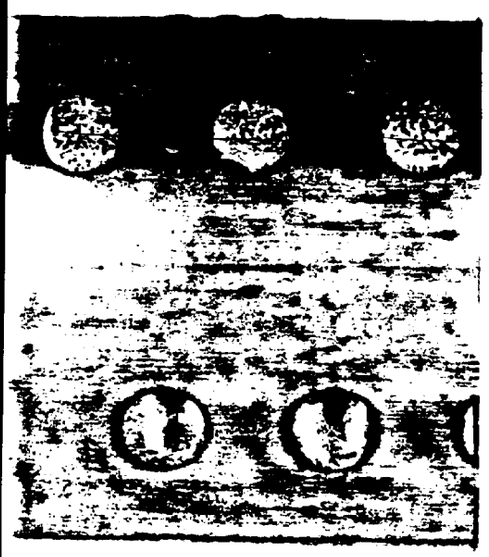
Subscribed and sworn to before me, this Twenty-fourth day of May, 1996.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

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

5435 05/24 0101 03CHECK 67.38





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 400

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 52759.41
MOR TX 58.38
ERR CO
MOR TX 58.38-
CON TX 58.38
PRFEE 1.00
WDEED 8.00
TOTAL 67.38
CHECK 67.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/96 01 16:32 0001 5435

0185254
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 4:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043357