This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 81-12 105

NO MORTGAGE
New Owner - Send Tax Bills:
TRANS FINANCIAL MORTGAGE CO.
POST OFFICE BOX 1390
TULLAHOMA, TN 37388-1390

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fourth day of May, 1988, VANESSA HENRY, was named Trustee in a Deed of Trust of even date executed by FLOWERS C. BATES, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $39,547.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7553, Page 791, 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 18, 1996 / July 25, 1996 / August 1, 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. *Book 10119, page 619 and rerecorded in Book 10130, page 997
PURSUANT to said advertisement on Wednesday, August 14, 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 TRANS FINANCIAL MORTGAGE COMPANY, POST OFFICE BOX 1390, TULLAHOMA, TN, submitted the highest and best bid in the amount of $ 42,434.11 .

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

KNOWN AS PART OF LOTS NUMBER 325 AND 326 IN MCGAVOCKS PLAN OF LOTS AS REGISTERED IN BOOK 162, PAGE 169, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SAID PARTS OF SAID LOTS FRONT 50 FEET ON THE NORTH SIDE OF SCOTT STREET AND RUNS BACK NORTHWARDLY AND BETWEEN PARALLEL LINES 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN AND BEINGS 50 FEET EAST OF NORTH EAST CORNER OF SCOTT AND WETMORE STREETS AND RUNS THENCE IN AN EASTWARD DIRECTION AND ALONG THE NORTHERN MARGIN OF SAID SCOTT STREET 50 FEET TO A POINT, THENCE NORTHWARDLY 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN; THENCE WESTWARDLY AND ALONG THE LINE DIVIDING SAID LOT 325 FROM LOT 324-50 FEET TO A POINT 50 FEET EAST OF WETMORE STREET, THENCE SOUTHWARDLY 100 FEET TO THE BEGINNING CORNER ON SAID SCOTT STREET.

BEING THE SAME PROPERTY CONVEYED TO FLOWERS C. BATES, UNMARRIED, BY DEED FROM G.L. WAYNICK AND WIFE, CAROLINE A. WAYNICK OF RECORD IN BOOK 7553, PAGE 788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

BOOK 10156 PG 389

I, I. DYKE TATUM, Substitute Trustee, convey to TRANS FINANCIAL 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.

Witness my hand and official seal at NASHVILLE, Tennessee, this Fourteenth day of August, 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 Fourteenth day of August, 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 $ 42,434.11.

Affiant

Subscribed and sworn to before me, this Fourteenth day of August, 1996.

Melanie L Brown
Notary Public

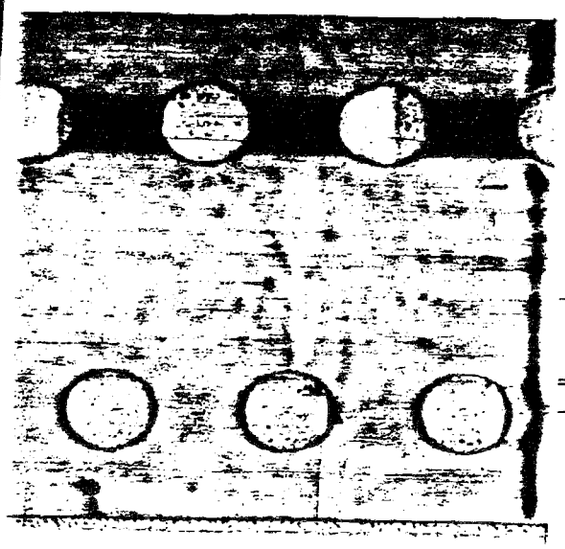
My Commission Expires: 11/28/98.

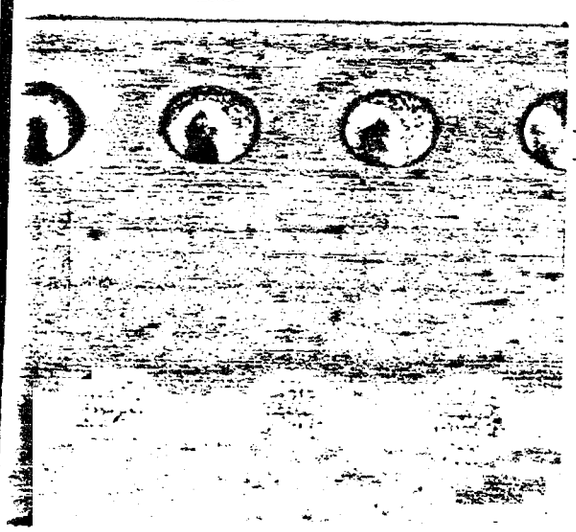
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

96 AUG 14 AM 11:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

02114462
IDENTIFICATION REFERENCE

6959 08/14/96 13:07 CHECK 166.01





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

RECEIVED OF _____

FOR _____

BOOK 10156 PG 390

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 42434.11
				CON TX 157.01
				PRFEE 1.00
				WDEED 8.00
				TOTAL 166.01
				CHECK 166.01
			08/14/96 01	11:13 0001 6959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214462
IDENTIF. & REFERENCE

96 AUG 14 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019537