BOOK 10213 PG 879

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 25-8 2

NO MORTGAGE
New Owner - Send Tax Bills:
ALEX BONNER
P.O. BOX 121
BRENTWOOD, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Sixteenth day of August, 1985, WARREN H. WILD, JR., was named Trustee in a Deed of Trust of even date executed by DOUGLAS E. GARTON AND WIFE, SHARON K. GARTON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $58,491.00, principal and interest at 9.950% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6633, Page 931, 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: September 12, 1996 / September 19, 1996 / September 26, 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 10187, page 535

PURSUANT to said advertisement on Friday, October 4, 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 ALEX BONNER, P.O. BOX 121, BRENTWOOD, TN, submitted the highest and best bid in the amount of $ 60,501.00 .

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE PLAN OF RANCHWOOD ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

SAID LOT NO. 86 FRONTS 145.0 FEET ON THE NORTH MARGIN OF ROSEHILL DRIVE AND EXTENDS BACK 278.5 FEET ON THE WEST LINE AND 278.5 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR, MEASURING 144.29 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS E. GARTON AND WIFE, SHARON K. GARTON BY DEED FROM MINNIE E. HART OF RECORD IN BOOK 6633, PAGE 929, 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 10213 PG 850

I, I. DYKE TATUM, Substitute Trustee, convey to ALEX BONNER, 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 Fourth day of October, 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 Fourth day of October, 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 $ 60,501.00.

Affiant

Subscribed and sworn to before me, this Fourth day of October, 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

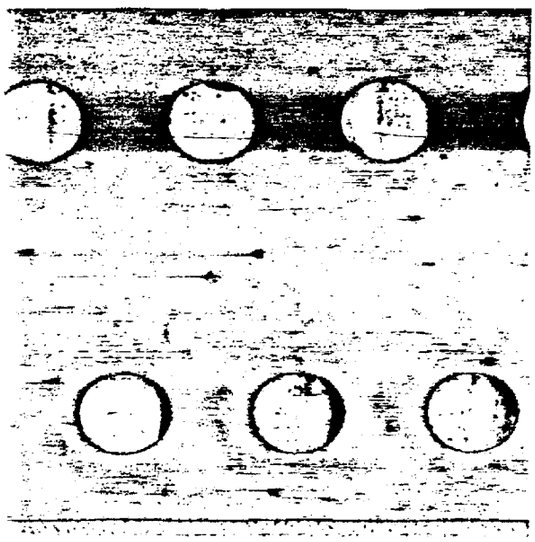
5953 10/04 2:01 03CHECK 232.86

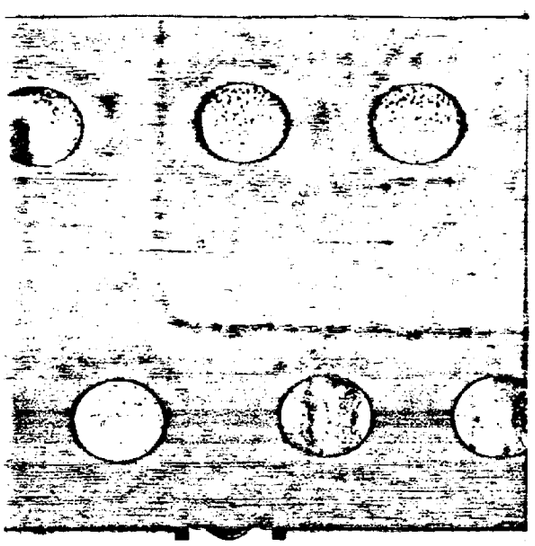
FELIX G. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

96 OCT -4 PM 3:47

IDENTIF. & REFERENCE

023240





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 881

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 60501.00
				CON TX 223.86
				PRFEE 1.00
				WDEED 8.00
				TOTAL 232.86
				CHECK 232.86
			10/04/96 01	15:51 0001 6963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233248
IDENTIF. # REFERENCE

96 OCT -4 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1074035

No. [redacted]