This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 95-12 68

NO MORTGAGE
New Owner - Send Tax Bills:
628 DURRETT DRIVE
Philip Segraves
NASHVILLE, TN 37211

mail

BOOK 10287 PG 211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Nineteenth day of September, 1986, STEPHEN R. JOSLEYN, was named Trustee in a Deed of Trust of even date executed by JESSE WOODROW LITCHFORD, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $55,169.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6989, Page 552, 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: November 14, 1996 / November 21, 1996 / November 28, 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 Tuesday, December 10, 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 PHILIP SEGRAVES, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 67,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to PHILIP SEGRAVES,** 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. 30 ON THE PLAN OF MEADOWVIEW ACRES, OF RECORD IN PLAT BOOK 2133, PAGE 50, 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 JESSE EUGENE LITCHFORD AND WIFE, LAWANA SUE LITCHFORD BY DEED FROM LINDA FAYE LITCHFORD DICKENS, CARLTON DALE LITCHFORD, CARLA GALE LITCHFORD KNOX, ANNA MAI LITCHFORD TURNER AND JESSE EUGENE LITCHFORD OF RECORD IN BOOK 7337, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO LAWANA SUE LITCHFORD BY QUITCLAIM DEED OF RECORD IN BOOK 8556, PAGE 809, REGISTER'S OFFICE FOR SAID COUNTY.

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

** SUBJECT TO THE PRIORITY, IF ANY, OF FIXTURE LIENS OF RECORD IN BOOK 7468, PAGE 84, BOOK 7468, PAGE 85 AND BOOK 8627, PAGE 983

I, I. DYKE TATUM, Substitute Trustee, convey to PHILIP SEGRAVES, , 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 Tenth day of December, 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 Tenth day of December, 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 $ 67,000.00.

Affiant

Subscribed and sworn to before me, this Tenth day of December, 1996.

Melanie L Brown
Notary Public

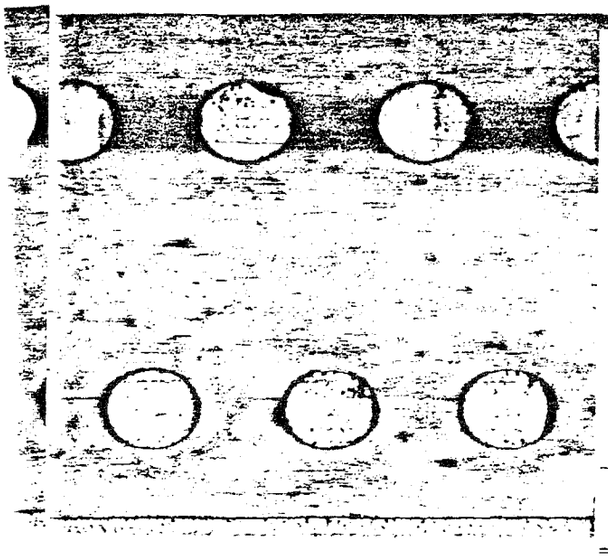
My Commission Expires: 11/28/98.

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

96 DEC 11 AM 11:24
FELIA A. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

0254836
IDENTIF. # REFERENCE

4506 12/11 0101 03CHECK 256.90



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

RECEIVED OF _____

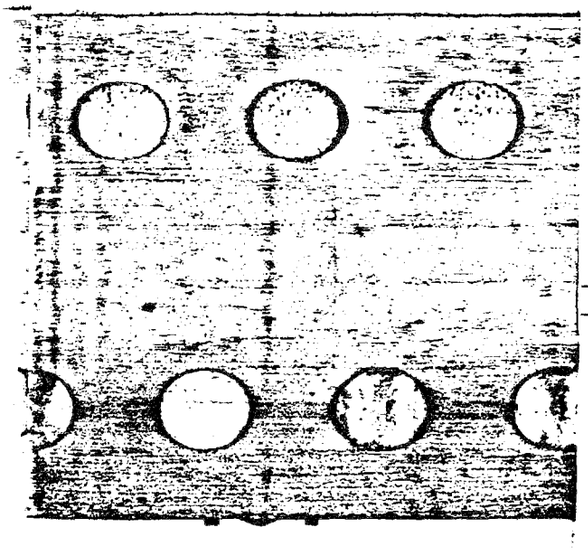
FOR _____

BOOK 10287 PG 213

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
				MAMT 67000.00
				ERR CO
				MAMT 67000.00-
				CAMT 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 256.90
				CHECK 256.90
			12/11/96	01 11:24 0001 4506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0254836
IDENTIF. # REFERENCE

96 DEC 11 AM 11:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1097138