This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 91-11 239

NO MORTGAGE
New Owner - Send Tax Bills:
CATHERINE A. FLEMING
4908 GEORGIA AVENUE
NASHVILLE, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fifth day of July, 1996, ROBERT W. HOWARD, was named Trustee in a Deed of Trust of even date executed by JOHN W. PRESLEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $42,250.00, principal and interest at 14.875% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10147, Page 381, 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: January 29, 1998 / February 5, 1998 / February 12, 1998, 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 10800, page 108 and rerecorded in Book 10815, Page 334

PURSUANT to said advertisement on Monday, March 2, 1998, 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 CATHERINE A. FLEMING, 4908 GEORGIA AVENUE, NASHVILLE, TN, submitted the highest and best bid in the amount of $45,000.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CATHERINE A. FLEMING, 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:

BEING LOT NO. 815 AND 817 OF BOOK NO. 125, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75.

SAID LOT NO. 815 AND 817 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF GEORGIA AVENUE AND RUNS BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. PRESLEY AND WIFE, GLADYS MARIE PRESLEY BY DEED FROM JAMES M. DELANEY, ILLER NICHOLS, & ARTHUR WATTS, CONSTITUTING THE LOCAL BOARD OF TRUSTEES OF THE CHURCH OF GOD AT WEST NASHVILLE CHURCH OF GOD OF RECORD IN BOOK 8160, PAGE 459, 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.

I, I. DYKE TATUM, Substitute Trustee, convey to CATHERINE A. FLEMING, 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 Second day of March, 1998.

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 Second day of March, 1998.

Melanie L Brown
Notary Public

NOTARY PUBLIC AT LARGE

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 $45,000.00.

Affiant

Subscribed and sworn to before me, this Second day of March, 1998.

Melanie L Brown
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/28/98.

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

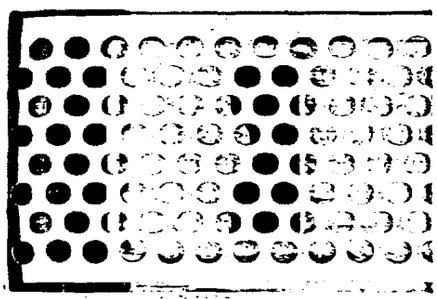
9553 03/02 0101 03CHECK 175.50

MAIL ENV.

98 MAR -2 PM 1:53

IDENTIF. → REFERENCE

04064481



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

RECEIVED OF _____

FOR _____

BOOK 10816 PG 189

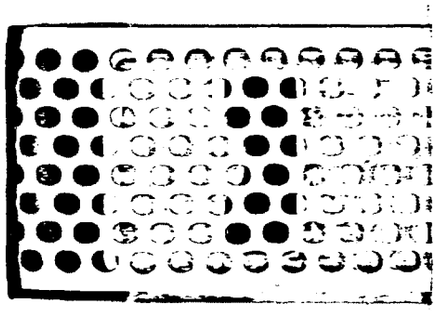
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CKMT 45000.00
CON TX 144.50
PRFEE 1.00
MTEED 9.00
TOTAL 175.50
CHECK 175.50

03/02/98 01 13:51 0001 9553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406481
IDENTIF. # REFERENCE

98 MAR -2 PM 1:53

No. 1259997