This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 44-11 85

NO MORTGAGE
New Owner - Send Tax Bills:
M & I MORTGAGE CORPORATION
POST OFFICE BOX 2026
MILWAUKEE, WI 53201-2026

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-ninth day of May, 1992, NELDIA J. MOORE, was named Trustee in a Deed of Trust of even date executed by CECIL W. VENABLE, JR. AND WIFE, MICHELLE VENABLE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $37,368.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8645, Page 25, and rerecorded on March 12, 1993 in Book 8886, Page 551, 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: March 12, 1998 / March 19, 1998 / March 26, 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 10851, Page 301

PURSUANT to said advertisement on Monday, April 6, 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 SECURITY FINANCIAL & MORTGAGE CORPORATION N/K/A M & I, MORTGAGE CORP., POST OFFICE BOX 2026, MILWAUKEE, WI, submitted the highest and best bid in the amount of $ 39,641.96 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to SECURITY FINANCIAL & MORTGAGE CORPORATION N/K/A M & I MORTGAGE CORP., 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:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSE, BEING LOT NO. 161, SECTION A, VILLAGE OF OLD HICKORY, FOURTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON PLAN RECORDED JULY 16, 1948, IN BOOK 1424, PAGE 68, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 57 FEET ON HADLEY AVENUE (STREET) AND CONTAINING 0.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CECIL W. VENABLE, JR., AND WIFE, MICHELLE VENABLE BY DEED FROM JUNE P. LOUTHAN AND MAGGIE P. WRIGHT OF RECORD IN BOOK 8645, PAGE 22, 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 SECURITY FINANCIAL & MORTGAGE CORPORATION N/K/A M & I, MORTGAGE CORP., 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 Sixth day of April, 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 Sixth day of April, 1998.

Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

6210 04/06 0101 03CHECK 155.67

The actual consideration or value, whichever is greater for this transfer is $ 39,641.96.

Affiant

Subscribed and sworn to before me, this Sixth day of April, 1998.

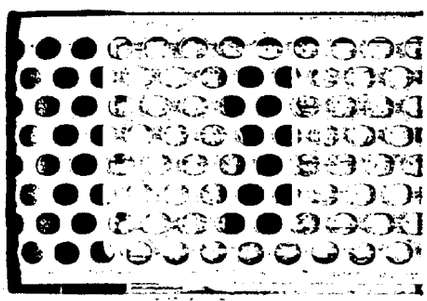
Notary Public

My Commission Expires: 11/28/98.

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

98 APR -6 AM 11:13
FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0421953



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

RECEIVED OF _____

FOR _____

BOOK 10873 PG 795

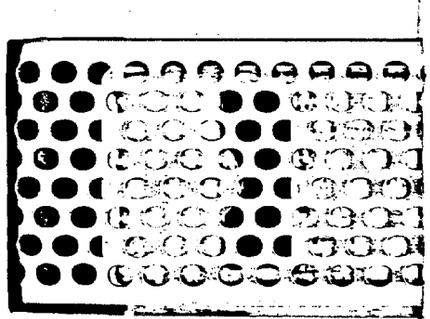
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39641.96
CON TX 146.67
PRFEE 1.00
WDEED 8.00
TOTAL 155.67
CHECK 155.67

04/06/98 01 11:13 0001 6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421953
IDENTIF. # REFERENCE

98 APR -6 AM 11:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276453