BOOK 10945 PG 247

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 72-15 200

NO MORTGAGE
New Owner - Send Tax Bills:
LISA M. CHAPMAN
3731 CENTRAL AVENUE
NASHVILLE, TN 37205

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-eighth day of August, 1995, TITLE GUARANTY OF MIDDLE TENNESSEE, was named Trustee in a Deed of Trust of even date executed by SARA L. CHUNN AND HUSBAND, ERIC THOMAS CHUNN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $62,250.00, principal and interest at 12.950% per annum on the unpaid balance, said Deed of Trust being recorded in Book 9782, Page 97, 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 Book 10926, Page 141, 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: April 30, 1998 / May 7, 1998 / May 14, 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.

PURSUANT to said advertisement on Tuesday, May 26, 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 LISA M. CHAPMAN, 3731 CENTRAL AVENUE, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 70,001.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to LISA M. CHAPMAN, 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. 13 ON THE PLAN OF THE PORTER ROAD SUBDIVISION OF LOTS 2 TO 7 INCLUSIVE ON SHINKLE'S PLAN AS OF RECORD IN BOOK 843, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE BOULEVARD, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF SHINKLE STREET 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SARA L. CHUNN AND HUSBAND ERIC THOMAS CHUNN BY QUITCLAIM DEED OF RECORD IN BOOK 9782, PAGE 95, 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 LISA M. CHAPMAN, , 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 Twenty-sixth day of May, 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 Twenty-sixth day of May, 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 $70,001.00.

Affiant

Subscribed and sworn to before me, this Twenty-sixth day of May, 1998.

Melanie L Brown
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/28/98.

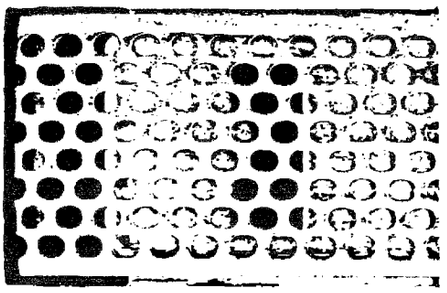
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

98 MAY 26 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0441959
IDENTIF. & REFERENCE

PICK-UP

1512 98/26 0101 03CHECK 268.0



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

RECEIVED OF _____

FOR _____

BOOK 10945 PG 249

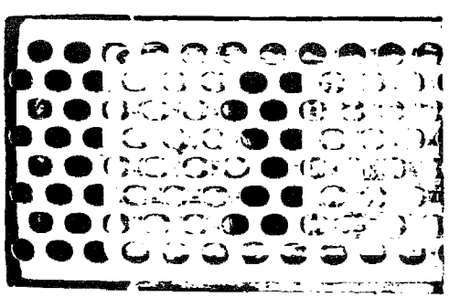
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT	70001.00
DON TX	259.00
PRFEE	1.00
MDEED	5.00
TOTAL	265.00
CHECK	265.00

05 26 98 01 14:58 0001 1213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441959
IDENTIF. # REFERENCE

98 MAY 26 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297576