This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 135-14-A 144

NO MORTGAGE
New Owner - Send Tax Bills:
DONALD COMSTOCK & JAMES JOSE
mail 5460 HICKORY PARK DRIVE
ANTIOCH, TN 37013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirtieth day of November, 1987, MICHELLE E. HARRIS, RICHARD K. SMITH AND BILLIE BOLTON, was named Trustee in a Deed of Trust of even date executed by STEPHEN C. KINNEY AND WIFE, SHARON M. KINNEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $78,500.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7423, Page 348, 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 10418, Page 687, 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: June 11, 1998 / June 18, 1998 / June 25, 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 Wednesday, July 8, 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 DONALD W. COMSTOCK AND JAMES JOSE, JOINT TENANTS WITH RIGHT, OF SURVIVORSHIP, 5460 HICKORY PARK DRIVE, ANTIOCH, TN, submitted the highest and best bid in the amount of $ 80,153.74 .

*and continued to July 24, 1998

NOW THEREFORE, in consideration of ~~the~~ premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to DONALD W. COMSTOCK AND JAMES JOSE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE III, OF RECORD IN BOOK 6900, PAGES 391, 392 AND 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS DAVIS, MARRIED, BY DEED FROM STEPHEN C. KINNEY AND WIFE, SHARON M. KINNEY OF RECORD IN BOOK 7917, PAGE 958, 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.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1).

I, I. DYKE TATUM, Substitute Trustee, convey to DONALD W. COMSTOCK AND JAMES JOSE, JOINT TENANTS WITH RIGHT, OF SURVIVORSHIP, 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 Eighth day of July, 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 Eighth day of July, 1998.

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 $ 80,153.74.

Affiant

Subscribed and sworn to before me this Eighth day of July, 1998.

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

98 JUL 27 AM 11:21
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0466948

3884 07/27 0101 03CHECK 307.56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 808

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 80153.74
CON TX 296.56
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 307.56
CHECK 307.56

07/27/98 01 11:22 0001 838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466948
IDENTIF. ↑ REFERENCE
98 JUL 27 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132401