This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 91-13 292

Mail NO MORTGAGE
New Owner - Send Tax Bills:
C & B PROPERTIES
4805 MICHIGAN
NASHILLE, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Fifth day of February, 1986, SAM SAWYER, was named Trustee in a Deed of Trust of even date executed by JAY M. MCCLURE AND WIFE, ELEANOR A. MCCLURE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $41,468.00, principal and interest at 9.950% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6780, Page 63, 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 10943, Page 954, 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: July 2, 1998 / July 9, 1998 / July 16, 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 Friday, July 24, 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 C & B PROPERTIES, 4805 MICHIGAN, NASHILLE, TN, submitted the highest and best bid in the amount of $ 41,245.98 .

NOW THEREFORE, in consideration of ~~the~~ premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to C & B PROPERTIES, 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 DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING PART OF LOT NO. 88 ON THE MAP OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE OF SAID COUNTY; SAID LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF GRUNDY ST. AND RUNS BACK BETWEEN PARALLEL LINE 170 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFORM IS THE FOLLOWING: BEING PART OF LOT NO. 88 ON THE MAP OF WEST NASHVILLE HEIGHTS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE OF SAID COUNTY.

BEINNING AT A POINT IN THE SOUTHWEST CORNER OF SAID LOT NO. 88 AND RUNS WITH THE WEST BOUNDARY LINE OF SAID LOT, N 4 DEG. 56 MIN. W. 51.6 FEET TO A POINT; THENCE S 77 DEG 07 MIN. E 52.4 FEET TO A POINT IN THE EAST BOUNDARY LINE S 4 DEG. 56 MIN. E. 31.6 FEET TO A POINT IN THE NORTH MARGIN OF O'BRIEN AVE., THENCE WITH SAID MARGIN WESTERLY 50 FEET TO THE POINT OF BEGINNING, CONTAINING 2,080 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BARBARA ANN BOWMAN BY DEED

FROM JAY M. MCCLURE AND WIFE, ELEANOR A. MCCLURE OF RECORD IN BOOK 7536, PAGE 692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

I, I. DYKE TATUM, Substitute Trustee, convey to C & B PROPERTIES, 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-fourth 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 Twenty-fourth 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 $ 41,245.98.

Affiant

Subscribed and sworn to before me, this Twenty-fourth 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

0467829
IDENTIF. & REFERENCE
98 JUL 29 AM 8:38
REGISTER
DAVIDSON COUNTY, TN.

9321 07/29 01:01 03CHECK 163.61

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

RECEIVED OF _____

FOR _____

BOOK 11038 PAGE 886

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	41245.98
CON TX	152.61
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	163.61
CHECK	163.61

07/29/98 01 08:39 0001 9321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467829
IDENTIF. # REFERENCE

98 JUL 29 AM 8:38

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1324948