This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 107-5 176

NO MORTGAGE
New Owner - Send Tax Bills:
BANKERS TRUST COMPANY
% ADVANTA MORTGAGE CORP., USA
16875 WEST BERNARDO DRIVE
SAN DIEGO, CA 92127

## SUBSTITUTE TRUSTEE'S DEED

BOOK 11343 PG. 285

WHEREAS, on the Eleventh day of June, 1996, PATSI B. GREGORY, ROBERTSON COUNTY, was named Trustee in a Deed of Trust of even date executed by MARGARET LUCILLE JAMES, AN UNMARRIED PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $51,200.00, principal and interest at 11.875% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10095, Page 557, 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 21, 1999 / January 28, 1999 / February 4, 1999, 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 11311, Page 977

PURSUANT to said advertisement on Wednesday, February 17, 1999, 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 BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE UNDER, THAT CERTAIN POOLING & SERVICING AGREEMENT DATED 8-1-96, *, submitted the highest and best bid in the amount of $ 42,750.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE UNDER THAT CERTAIN POOLING & SERVICING AGREEMENT DATED 8-1-96, *, 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. 179 ON THE MAP BEL-AIRE SUBDIVISION, SECTION II, OF RECORD IN BOOK 2900, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARGARET LUCILLE JAMES, UNMARRIED, BY DEED FROM STATEWIDE HOME SEVICES, INC., OF RECORD IN BOOK 10022, PAGE 840, 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 BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE UNDER, THAT CERTAIN POOLING & SERVICING AGREEMENT DATED 8-1-96, *, 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 Seventeenth day of February, 1999.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 11343 PG. 286

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 Seventeenth day of February, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 42,750.00.

Affiant

Subscribed and sworn to before me, this Seventeenth day of February, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

*FOR SOUTHERN PACIFIC SECURED ASSETS COPR., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1996-3.

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

4867 02/17 0101 03CHECK 169-18

99FEB 17 PM 2:42

IDENTIFICATION REFERENCE

0549971

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11343 PG. 287

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 42750.00 |
| CON TX | 158.18 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 169.18 |
| CHECK | 169.18 |

02/17/99 01 14:40 0001 6867

05499711

IDENTIF. & REFERENCE

99FEB 17 PM 2:42

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1426117