This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCE3L 107-05-131.00

NO MORTGAGE
New Owner - Send Tax Bills:
MORTGAGE LENDERS NETWORK
P.O. BOX 670
REHOBOTH BEACH, DE 19971

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirtieth day of April, 1998, TRANSCONTINENTAL TITLE CO, was named Trustee in a Deed of Trust of even date executed by WYNETTE M. PAYNE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $68,800.00, principal and interest at 8.450% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10921, Page 195, 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 4, 1999 / March 11, 1999 / March 18, 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 11376, Page 201

PURSUANT to said advertisement on Friday, March 26, 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 MORTGAGE LENDERS NETWORK USA, INC., P.O. BOX 670, REHOBOTH BEACH, DE, submitted the highest and best bid in the amount of $57,000.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE LENDERS NETWORK USA, INC., 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 130 ON THE PLAN OF BEL-AIR SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 2900, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WYNETTE M. PAYNE BY QUITCLAIM DEED FROM FREDERICK M. PAYNE, JR., OF RECORD IN BOOK 10724, PAGE 101, 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.

0566014
IDENTIFICATION REFERENCE
99 MAR 29 AM 11:22

I, I. DYKE TATUM, Substitute Trustee, convey to MORTGAGE LENDERS NETWORK USA, INC., 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 March, 1999.

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 March, 1999.

Melanie K 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 $ 57,000.00.

Affiant

Subscribed and sworn to before me this Twenty-sixth day of March, 1999.

Melanie K Brown
Notary Public

My Commission Expires: 1/25/03.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11401 PG. 304

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

0566014

IDENTIF. & REFERENCE

99 MAR 25 AM 11:22

[illegible] $7000.00
[illegible] 210.50
[illegible] 1.00
[illegible] 3.00
[illegible] 2.00
TOTAL 221.50
[illegible] 221.50
[illegible] 3001 377a

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442852