This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 83-3 3

NO MORTGAGE
New Owner - Send Tax Bills:
PHIL SEAGRAVES
628 DURRETT DRIVE
NASHVILLE, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighteenth day of September, 1985, WARREN H. WILD, JR., was named Trustee in a Deed of Trust of even date executed by VENOARD KING AND WIFE, MARY LEE KING, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $37,056.00, principal and interest at 9.950% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6666, Page 721, 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 8883, Page 696, 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 25, 1999 / April 1, 1999 / April 8, 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.

PURSUANT to said advertisement on Friday, April 16, 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 PHIL SEAGRAVES, 628 DURRETT DRIVE, NASHVILLE, TN, submitted the highest and best bid in the amount of $34,776.75.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to PHIL SEAGRAVES, 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 NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 10 ON THE PLAN OF SCOTT AVENUE ANNEX, OF RECORD IN PLAT BOOK 2331 AT PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VENOARD KING AND WIFE, MARY LEE KING BY DEED FROM DALE E. MARSH AND WIFE, DARLENE MARSH OF RECORD IN BOOK 6666, PAGE 718, 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 PHIL SEAGRAVES, 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 Sixteenth day of April, 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 Sixteenth day of April, 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 $ 34,776.75.

Affiant

Subscribed and sworn to before me, this Sixteenth day of April, 1999.

Melanie L 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

0575260
IDENTIFICATION REFERENCE
99 APR 16 PM 2:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
3629 04/16 0101 03CHECK 139.67

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11435 PG. 516

05752603

IDENTIFICATION REFERENCE

99 APR 16 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	34776.75
CON TX	128.67
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	139.67
CHECK	139.67

04/16/99 01 14:32 0001 3629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452591