This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 42-8 144

NO MORTGAGE
New Owner - Send Tax Bills:
JOHN AND JANICE BROWN
250 RANCH ROAD
PORTLAND, TN 37148

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fifth day of May, 1990, JOSHUA SAFEEK, was named Trustee in a Deed of Trust of even date executed by EDWARD C. BROWN AND WIFE, DEBRA D. BROWN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $65,657.00, principal and interest at 8.850% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8119, Page 565, 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 11543, Page 308, 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 24, 1999 / July 1, 1999 / July 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 Tuesday, July 20, 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 JOHN EDWARD BROWN AND WIFE, JANICE BROWN, 250 RANCH ROAD, PORTLAND, TN, submitted the highest and best bid in the amount of $ 60,276.45 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to JOHN EDWARD BROWN AND WIFE, JANICE BROWN, 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 NUMBER 26 ON THE PLAN OF HERITAGE VIEW SUBDIVISION, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD C. BROWN AND WIFE, DEBRA D. BROWN BY DEED FROM GRIFFIN CONTRACTORS, INC., OF RECORD IN BOOK 8119, PAGE 562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO DEBRA D. BROWN BY QUITCLAIM DEED OF RECORD IN BOOK 10262, PAGE 709, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID DEBRA D. BROWN HAS SINCE DIED INTESTATE, SURVIVED BY HER HEIRS AT LAW.

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 JOHN EDWARD BROWN AND WIFE, JANICE BROWN, 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 Twentieth day of July, 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 Twentieth day of July, 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 $ 60,276.45.

Affiant

Subscribed and sworn to before me, this Twentieth day of July, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

061655
IDENTIF. ↑ REFERENCE

99 JUL 27 PM 2:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

MR OR MRS JOHN EDWARD BROWN
250 RANCH RD
PORTLAND TN 37148

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

0616555

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11590 PG. 524

RAMT	60276.45
REFER	CO
MAMT	60276.45
CAMT	60276.45
CON TX	223.02
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	234.02
CHECK	234.02

07/27/99 01 14:26 0001 7717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495982