New Owner - Send Tax Bills:

Ruth S. Scruggs
P. O. Box LL0395
Nashville, Tenn.

Map-Par. L62-6-2I

BOOK 5258 PAGE 354

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of January, 1976, Wilkins & Adams, Attorneys, a partnership, was named Trustee in a Deed of Trust of even date executed by Samuel J. Lunn and wife, Brenda J. Lunn, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $6,547.64, principal and interest at 7% on the unpaid balance, said Deed of Trust being recorded in Book 4988, page 799, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5248, page 924, 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 20 days notice by three successive publications, namely: February 9, February 16, and February 23, 1978, 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 Thursday, March 2, 1978, at 11:05 A.M. at the south door of the Courthouse in 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 Ruth S. Scruggs, submitted the highest and best bid in the amount of $6,500.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to Ruth S. Scruggs, their heirs and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One, Tusculum Circle, as of record in Book 3842, page 150, Register's Office for said County.

BEING the same property conveyed to Samuel J. Lunn and wife, Brenda J. Lunn by deed from Raymond C. Marks and wife, Marguerite D. Marks of record in Book 4988, page 797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first mortgage Deed of Trust of record in Book 4433, page 478, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, do convey to Ruth S. Scruggs, 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 at Nashville, Tennessee, this 2nd day of March, 1978.

I. Dyke Tatum

I. Dyke Tatum, Substitute Trustee

Prepared by: Wilkins & Adams
Attorneys

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STATE OF TENNESSEE

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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1978.

Sylvia L. Roper
Notary Public

My Commission Expires: 10-18-81

SYLVIA L. ROPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 23,000.00 .

Ruth S. Scruggs
Affiant

Subscribed and sworn to before me, this the 2nd day of March, 1978.

Sylvia L. Roper
Notary Public

My Commission Expires: 10-18-81

SYLVIA L. ROPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

MAR 2 11 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-2[78]	CONV	23,000.00	B*	59.80	
MAR-2[78]	S'TAX		B*	.50	
MAR-2[78]	PR'FEE		B*	4.00	* 64.30
MAR-2[78]	W'DEED				