17-10-132

New Owner - Send Tax Bills:

Mortgage Corporation of the South
P.O. Box 10726
Birmingham, Alabama 35202

THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

SUBSTITUTE TRUSTEE'S DEED

BOOK 5366 PAGE 365

WHEREAS, on the 25th day of July, 1977, H. Lynn Greer, Jr. was named Trustee in a Deed of Trust of even date executed by David W. Dustin and wife, Geri Van Nus Dustin, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $32,900.00, principal and interest at 8.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5177, page 376, 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 5348, page 828, 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: October 26, November 2, and November 9, 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 Friday, November 17, 1978, at 11:00 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 MORTGAGE CORPORATION OF THE SOUTH, P.O. Box 10726, Birmingham, Alabama, submitted the highest and best bid in the amount of $34,000.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE CORPORATION OF THE SOUTH, its successors 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. 216 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

SAID Lot No. 216 fronts 70.0 feet on the southerly margin of Fairlane Drive and extends back 152.0 feet on the easterly line and 168.9 feet on the westerly line to a dead line in the rear, measuring 71.9 feet thereon.

BEING the same property conveyed to David W. Dustin and wife, Geri Van Nus Dustin by deed from Van Edgar Kreh and wife, Martha B. Kreh of record in Book 5177, page 374, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to MORTGAGE CORPORATION OF THE SOUTH 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 17th day of November, 1978.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 17th day of November, 1978.

Louise N. Bartlett
Notary Public

My Commission Expires: 1-11-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $34,000.00.

J. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 17th day of November, 1978.

Louise N. Bartlett
Notary Public

My Commission Expires: 1-11-82

F0127.9

IDENTIFICATION

NOV 21 12 27 PM '78

FILED & RECORDED
DAVIDSON COUNTY, TENN.

NOV21'78 CONV 34,000.00
NOV21'78 S'TAX B* 38.40
NOV21'78 PR'FEE B* .50
NOV21'78 W'DEED B* 4.00 * 92.90