12DZ-2670
60-12-139

This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
McNeill Mortgage & Investment Co., Inc.
P.O. Box 11169
Memphis, Tennessee 38111

BOOK 5710 PAGE 118

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 15th day of December, 1978, Phillip H. McNeill and John W. McNamara were amed Trustees in a Deed of Trust of even date executed by Wesley A. Dixon and wife, Sandra B. Dixon, conveying to them as Trustees the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $36,050.00, principal and interest at 9.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5376, page 991, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams, & Spicer, Attorneys was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5695, page 854, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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: January 22, January 29, and February 5, 1981, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, February 12, 1981, at 11:10 A.M., at the south door of the Courthouse in Davidson County, Tennessee, Wilkins, Adams, & Spicer, Attorneys, 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 McNEILL MORTGAGE & INVESTMENT CO., INC., 54 South Prescott, Memphis, Tennessee 38111, submitted the highest and best bid in the amount of $37,351.25.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to McNEILL MORTGAGE & INVESTMENT CO., INC., 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, described in part according to a November 17, 1978, survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, page 993, Register's Office for said County); thence with Givens' northeasterly property line S 33° 25' E 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line, N 56° 30' E 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, page 467, said Register's Office); thence with Lankford's wouthwesterly property line, N 26° 45' W 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, S 62° 30' W 85.0 feet to the point of beginning.

BEING the same property conveyed to Wesley A. Dixon and wife, Sandra B. Dixon by deed from Dorothy M. Walton, unmarried, of record in Book 5376, page 989, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to McNeill Mortgage & Investment Co., Inc., all the rights conveyed to it as said Substitute

Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 12th day of February, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
I. Dyke Tatum, Partner

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, Partner of Wilkins, Adams, & Spicer, Attorneys, 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 12th day of February, 1981.

_____
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 $37,351.25.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of February, 1981.

_____
Notary Public

My Commission Expires: 1-11-82

RUSH

IDENTIF. REFERENCE

FEB 12 11 16 AM '81

FEDERAL TITLE INSURANCE CO.
DAVIDSON COUNTY, TENN.

629142

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5710 PAGE 120

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37351.25-	CO
			97.24	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	103.74-
9607A02/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 9 1 4 2

T
IDENTIF. REFERENCE

FEB 12 11 16 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 806506