12D/F 44005
71-16-119

8566 09/17 77.74- CHECK

File

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

New Owner - Send Tax Bills:
Arvida Mortgage Company
P.O. Box 6515
Clearwater, Florida 33518

BOOK 5795 PAGE 836

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of January, 1980, Donald Robinson was named Trustee in a Deed of Trust of even date executed by Anthony W. Ramsey and wife, Beverly F. Ramsey, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $28,500.00, principal and interest at 11.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5566, page 616, 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 5783, page 722, 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: August 27, September 3, and September 10, 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, September 17, 1981, at 11:05 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 ARVIDA MORTGAGE COMPANY, P.O. Box 6515, Clearwater, Florida 33518, submitted the highest and best bid in the amount of $27,365.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to ARVIDA MORTGAGE COMPANY, 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. 18 on the Map showing T. I. Wark's re-subdivision of certain lots in Williams and Hayes Company Belleview Plan of lots, of record in Book 974, page 48, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the easterly margin of Montgomery Street and extends back 200 feet on the northerly line and 199.1 feet on the southerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Anthony W. Ramsey and wife, Beverly F. Ramsey by deed from Mary C. Duke and Betty C. Mitchell, co-Executrix of the estate of Thomas S. Couch, deceased, of record in Book 5566, page 613, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to ARVIDA MORTGAGE COMPANY, 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 17th day of September, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
I. Dyke Tatum, Partner

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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, 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 17th day of September, 1981.

Notary Public

My Commission Expires: 1-11-82

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $27,365.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 1981.

Notary Public

My Commission Expires: 1-11-82

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

G 6 0 3 3 9

IDENTIF. REFERENCE

SEP 17 11 13 AM '81

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5795 PAGE 838

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
			27365.00- CO	
			71.24 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	77.74-
		6566A09/17/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G6033 9

IDENTIF. REFERENCE

SEP. 17 11 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844044