13DA-33355
59-10-152

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

New Owner - Send Tax Bills:
Eagle Mortgage & Investment Company
P.O. Box 13013
Lexington, Kentucky 40512

BOOK 5820 PAGE 739

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of August, 1980, Peter Weiss was named Trustee in a Deed of Trust of even date executed by Amon A. Babb, Jr., and wife, Helen J. Babb, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $52,950.00, principal and interest at 11.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5637, page 754, 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 5806, page 560, 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: October 29, November 5, and November 12, 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, November 19, 1981, at 11:00 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 EAGLE MORTGAGE & INVESTMENT COMPANY, P.O. Box 13013, Lexington, Kentucky 40512, submitted the highest and best bid in the amount of $57,624.72.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to EAGLE MORTGAGE & INVESTMENT 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. 374 on the plan of Section 3, Haynes Manor of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 374 fronts 74.00 feet on the southerly margin of Augusta Drive and estends back 121.8 feet on the easterly line and 117.1 feet on the westerly line to a broken line in the rear, measuring 94.05 feet thereon.

BEING the same property conveyed to Buford Nelson and wife, Addie K. Nelson by deed from Amon A. Babb, Jr., and wife, Helen J. Babb of record in Book 5712, page 7, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to EAGLE MORTGAGE & INVESTMENT 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 19th day of November, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
J. Dyke Tatum, Partner

9005 11/19 156.26- CHECK

STATE OF TENNESSEE

BOOK 5820 PAGE 740

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 19th day of October, 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 $57,624.72.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 1981.

Notary Public

My Commission Expires: 1-11-82

G68815

IDENTIFICATION

Nov 19 11 03 AM '81

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5820 PAGE 741

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
			57624.72- CO	
			149.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 156.26-	
9005A	11/19/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 68815

IDENTIF. REFERENCE

Nov 19 11 03 AM '81

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

No. 854074