4D 33539
75-9-101

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New Owner - Send Tax Bills:
Engel Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201

BOOK 5855 PAGE 669

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 29th day of January, 1981, Michael L. Padalino was named Trustee in a Deed of Trust of even date executed by Johnny E. Roan and wife, Velma W. Roan, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $40,650.00, principal and interest at 13.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5707, page 658, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5846, page 63, in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holdre of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Dyed 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: February 4, February 11, and February 18, 1982, 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 Friday, February 26, 1982, 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 ENGEL MORTGAGE COMPANY, INC., P.O. Box 847, Birmingham, Alabama 35201, submitted the highest and best bid in the amount of $44,631.19.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, does hereby sell, transfer and convey to ENGEL MORTGAGE COMPANY, 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, being Lot No. 279 on the plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, page 112, Register's Office for said County.

SAID Lot No. 279 fronts 103.77 feet on the northerly margin of Bonnavista Drive and extends back 140.0 feet on the easterly line and 144.3 feet on the westerly line to a dead line in the rear, measuring 79.2 feet thereon.

BEING the same property conveyed to Johnny E. Roan and wife, Velma W. Roan by deed from L. C. Weaver and wife, Jean Weaver of record in Book 5436, page 441, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to ENGEL MORTGAGE COMPANY, INC., 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 26th day of February, 1982.

I. Dyke Tatum, Substitute Trustee

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 26th day of February, 1982.

Louise N. [illegible]
Notary Public

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $44,631.19.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1982.

Louise N. [illegible]
Notary Public

My Commission Expires: 2-1-86

RETURN TO: Box 30
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

RUSH

FEB 26 11 33 AM '82
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G.8.1.1.5.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5855 PAGE 671

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
			4465[illegible].13- CO	
			116.56 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 122.46-	
			4363A08/26/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 81115

IDENTIFICATION REFERENCE

FEB 26 11 33 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 868818