12DA 41840
71-11-119

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

New Owner - Send Tax Bills:
First Investment Company
P.O. Box 749
Columbus, Ohio 43216

BOOK 5859 PAGE 271

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 21st day of May, 1981, Alan L. Saturn was named Trustee in a Deed of Trust of even date executed by Charles E. Watkins and wife, Ivy E. Watkins conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $28,350.00, principal and interest at 15.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5749, page 502, 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 5848, page 710, 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 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: February 11, February 18, and February 25, 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 Tuesday, March 9, 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 FIRST INVESTMENT COMPANY, P.O. Box 749, Columbus, Ohio 43216, submitted the highest and best bid in the amount of $31,980.24.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to FIRST 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 the westerly one-half of Lot No. 47 on the plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.

SAID property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles E. Watkins and wife, Ivy E. Watkins by deed from Don Crouch, Lynn Crouch, Larry Lafferty and Beverly Lafferty of record in Book 5749, page 499, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to FIRST INVESTMENT COMPANY, all the rights conveyed to me as 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 powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 9th day of March, 1982.

I. Dyke Tatum, Substitute Trustee

03/09 89.70 CHECK

BOOK 5859 PAGE 272

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 9th day of March, 1982.

Louise N. Lloyd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $31,980.24.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 1982.

Louise N. Lloyd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-1-86

G 8 2 4 7 1

IDENTIF. REFERENCE

MAR 9 11 11 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RETURN TO: Box 30
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5859 PAGE 273

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
			31980.24-	CO
			83.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	89.70-
6039A	03/09/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 4 7 1

IDENTIF. REFERENCE

MAR 9 11 11 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870428