2D 59072
150-5-142

5187 05/05 [illegible]

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

File

New Owner - Send Tax Bills:
Harold R. Eller
362 Village Green Drive
Nashville, Tennessee 37217

SUBSTITUTE TRUSTEE'S DEED BOOK 5880 PG 654

WHEREAS, on the 29th day of May, 1979, June Mathis was named Trustee in a Deed of Trust of even date executed by Walter C. Prochna, conveying to her as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $30,964.68, principal and interest at 12% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5449, page 85, 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 5860, page 853, 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 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 thirty (30) days notice by four (4) successive publications, namely: March 18, March 25, April 1, and April 8, 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, April 20, 1982, at 11:00 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 HAROLD R. ELLER and ROBERT HARRIS, submitted the highest and best bid in the amount of $ 20,050.00, together with the assumption of the indebtedness owed on a first mortgage deed of trust to Kentucky Mortgage Company, of record in Book 5295, page 642, Register's Office for Davidson County, Tennessee.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to HAROLD R. ELLER and ROBERT HARRIS, his heirs 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. 189 on the plan of Cherry Hills Subdivision, Section 4, of record in Book 4460, page 21, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Cedarcliff Road, said point being the common front corner of Lots 189 and 190; thence with the margin of said Street, northerly 99 feet to a concrete monument; thence around a curve to the northeast, having a radius of 25 feet, 39.27 feet to a concrete monument in the south margin of Brantley Drive; thence with the margin of said Drive, easterly 116 feet to a concrete monument; thence southerly 109.61 feet to a concrete monument; thence westerly 94.39 feet to the point of beginning.

BEING the same property conveyed to Walter C. Prochna by deed from Carey B. Bussey and wife, Elizabeth F. Bussey of record in Book 5295, page 640, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to HAROLD R. ELLER and ROBERT HARRIS, 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 20th day of April, 1982.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

BOOK 5880 PAGE 655

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 office at Nashville, Tennessee, this 20th day of April, 1982.

Louise N. Lester
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 $ 70,142.85 .

Harold K. Ellen
Affiant

Subscribed and sworn to before me, this 20th day of April, 1982.

I. Dyke Tatum
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-19-86

G.8.97127

IDENTIF. REFERENCE

MAY 5 8 56 AM '82

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5880 PAGE 656

FOR _____

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

70142.85- CO
182.26 CO TX
.50 PRFEE
6.00 WDEED
CHECK 188.76-
5187A05/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.97.27

IDENTIF. REFERENCE

MAY 5 8 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879196