13DZ 16940
49-63

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

New Owner - Send Tax Bills:
Federal National Mortgage Association
100 Peachtree Street, N.W.
Atlanta, Georgia 30303

BOOK 5963 PAGE 435

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of March, 1981, Wayne R. Tate was named Trustee in a Deed of Trust of even date executed by James Brown and wife, Ella L. Brown, conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $62,000.00, principal and interest at 14.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5724, page 682, 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 5724, page 682, 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 twenty-one (21) days notice by three (3) successive publications, namely: October 21, October 28, and November 4, 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, November 12, 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, 100 Peachtree Street, N.W., Atlanta, Georgia 30303, submitted the highest and best bid in the amount of $54,900.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in the 13th Civil District of said County described as follows:

BEGINNING on the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to Edna McIllwain by deed from David A. Wheatley and wife, of record in Book 3096, page 583, Register's Office for said County; thence with McIllwain's northern boundary line, westwardly 430.4 feet to said McIllwain's northwest corner; thence North 7° 30' West 100 feet; thence eastwardly 420 feet, more or less, to the westerly margin of Buena Vista Pike; thence with the margin of same South 12° 30' East 100 feet to the point of beginning.

BEING the same property conveyed to James Brown and wife, Ella L. Brown by deed from Artie T. Durham, a widow, of record in Book 5724, page 679, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 12th day of November, 1982.

I. Dyke Tatum, Substitute Trustee

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T. IDENTIF. REFERENCE

NOV 12 11 16 AM '82

FELIX Z. WHITE, III REGISTER
DAVIDSON COUNTY, TN

5963 11/12/82

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 12th day of November, 1982.

Louise N. Lloyd
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 $54,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 1982.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

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