OFFICIAL RECEIPT

71-3-145
12DZ 4950

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

SUBSTITUTE TRUSTEE'S DEED BOOK 6240 PAGE 338

WHEREAS, on the 4th day of March, 1982, Delta Title Company was named Trustee in a Deed of Trust of even date executed by Stephen R. Josleyn and wife, Phyllis E. Josleyn and Ruffner Simmons and wife, Elsie G. Simmons and Gary L. Nelson, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $44,200.00, principal and interest at 15.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5859, page 114, 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 6221, page 678, 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: February 2, February 9, and February 16, 1984, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Wednesday, February 29, 1984, at 11:15 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 $49,084.90.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do 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 the southerly 70 feet of Lots Nos. 155 and 156 on the plan of J. B. Haynie's oriental plan of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

SAID part of Lot 155 fronts 70 feet on the easterly side of Sultana Avenue and together with part of Lot 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot 157.

BEING the same property conveyed to Frank Jordan, III by deed from Gary Nelson, unmarried, Ruffner Simmons and wife, Elsie G. Simmons and Stephen R. Josleyn and wife, Phyllis E. Josleyn of record in Book 6011, page 319, 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 29th day of February, 1984.

I. Dyke Tatum, Substitute Trustee

6686 03/01 134.16- CHECK

OFFICIAL RECEIPT

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, or proved to me on the basis of satisfactory evidence, 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 29th day of February, 1984.

Louise N. Lloyd
Notary Public

LOUISE N. LLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $49,084.90.

Affiant

Subscribed and sworn to before me, this the 29th day of February, 1984.

Louise N. Lloyd
Notary Public

LOUISE N. LLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 2-1-86

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

105957.

IDENTIF. REFERENCE

MAR 1 1 38 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6240 PAGE 340

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

49064.90- CAMT.
127.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.16-
66B6A03/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 9 5 7

IDENTIF. REFERENCE

MAR 1 1 38 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16782