71-8-106
12DZ 1915

File 30

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

SUBSTITUTE TRUSTEE'S DEED

BOOK 6290 PAGE 645

WHEREAS, on the 4th day of December, 1981, Douglas R. Berry was named Trustee in a Deed of Trust of even date executed by Robert C. Duncan and wife, Nonie L. Duncan, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $38,500.00, principal and interest at 15.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5829, page 240, 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 6264, page 961, 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: April 19, April 26, and May 3, 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, and subject to the statutory right of redemption.

PURSUANT to said advertisement on Friday, May 11, 1984, at 11:10 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 $45,011.73.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to FIRST INVESTMENT COMPANY, P.O. Box 749, Columbus, Ohio 43216, 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. 194 on the Plan of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for said County.

INCLUDED in the above description but excluded from the conveyance hereof is that certain parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County by Final Decree under document No. 83C-534, Third Circuit Court of record in Book 6132, page 427, Register's Office for said County, described as follows:

BEGINNING at a point, being the southwestern corner of property belonging to Rodger D. Brown, et ux, said point being common to Parcel 105 on Map 71-8, as recorded in Book 5701, page 892, of the Register's office for Davidson County, Tennessee; thence easterly along the existing northern right-of-way line of East Trinity Lane, bearing S 84° 01' 26" E 42.7 feet, more or less, to a point; thence easterly along the exinsting northern right-of-way line of East Trinity Lane with a curve to the left of radius 25 feet, 38.5 feet, more or less, to a point; thence northerly along the existing western right-of-way line of Jones Avenue, bearing N 6° 22' 34" E 10.0 feet, more or less, to a point; thence westerly with a curve to the right of radius 30 feet, 46.9 feet, more or less, to a point; thence in a straight line, bearing N 84° 01' 26" W 37.2 feet, more or less, to a point on the common property line of parcels 106 and 105 on Map 71-8; thence along said property line bearing S 5° 58' 34" W 5 feet, more or less, to the point of beginning and containing therein an area of 393.1 square feet more or less.

BEING the same property conveyed to Rodger D. Brown and wife, Thelma Brown by deed from Jerry R. Wright, unmarried, of record in Book 6010, page 512, 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 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 11th day of May, 1984.

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, 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 11th day of May, 1984.

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 $45,011.73.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 1984.

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

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T
IDENTIF. REFERENCE

MAY 11 11 26 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6290 PAGE 647

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

45011.73- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
6013A05/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 6 8 4

IDENTIF. REFERENCE

MAY 11 11 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35550