82-7-128-2

B0430

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

BOOK 6367 PAGE 655

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of March, 1982, Delta Title Company was named Trustee in a Deed of Trust of even date executed by Stephen R. Joselyn and wife, Phyllis E. Josleyn and Ruffner Simmons and wife, Elsie G. Simmons and Gary Nelson, Unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $26,050.00, principal and interest at 15.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5868, page 947, 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 6347, page 191, 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: August 2, August 9, and August 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, and subject to the statutory right of redemption, if any.

PURSUANT to said advertisement on Monday, August 27, 1984, 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 ENGEL MORTGAGE COMPANY, INC., submitted the highest and best bid in the amount of $28,807.93.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to ENGEL MORTGAGE COMPANY, INC., P.O. Box 847, Birmingham, Alabama 35201, 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. 34 and the northerly 31 feet of Lot No. 33 on the plan of Sara A. Hart's Subdivision of record in Book 57, page 151, Register's Office for said County.

SAID Lot No. 34 and part of Lot 33 adjoin and front together 67 feet, more or less, on the westerly margin of North 5th Street and extend back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Joe O. McElrath and wife, Donna Jean McElrath by deed from Stephen R. Josleyn and wife, Phyllis E. Josleyn and Gary Nelson and wife, Robbie J. Nelson of record in Book 6245, page 12, 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 27th day of August, 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 27th day of August, 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 $28,807.93.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 27th day of August, 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

3242 08/27 -1.39- CHECK 145519

ESSENTIAL REFERENCE

AUG 27 11 24 AM '84

REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6367 PAGE 657

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
			28607.53- CAPT.	
			74.80 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	31.33-
5242A08/27/84			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

145519

IDENTIFICATION REFERENCE

AUG 27 11 24 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0063929