25 W-04645
104-1-210

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

New owner - Send Tax Bills:
B & W Investments
P.O. Box 121
1st Tennessee Bank Building
Brentwood, Tennessee 37027

SUBSTITUTE TRUSTEE'S DEED

BOOK 6423 PAGE 633

WHEREAS, on the 23rd day of January, 1976, Harold Reeves was named Trustee in a Deed of Trust of even date executed by Sydney R. Teague and wife, Virginia E. Teague, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $14,900.00, principal and interest at 8.5%% per annum on the unpaid balance, said Deed of Trust being recorded in Book 4991, page 760, 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 6041, page 297, 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 18, October 25, and November 1, 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 Friday, November 9, 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 B & W INVESTMENTS, P.O. Box 121, 1st Tennessee Bank Building, Brentwood, Tennessee 37027, submitted the highest and best bid in the amount of $14,500.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to B & W INVESTMENTS, 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 middle parts of Lots 101, 102 and 103 on the Plan of a part of West Grove Subdivision, as of ercord in Plan Book 421, page 109, Register's Office for said County, described according to a survey thereof made September 9, 1946, by T. R. Sanford, Surveyor, as follows:

BEGINNING at a point in the north margin of Nebraska Avenue, 50 feet east of the first alley, west of 38th Avenue, North; thence northerly parallel to the easterly margin of said alley 150 feet to the line between Lots Nos. 101 and 100; thence with the line between said Lots easterly 50 feet to a point which is 60 feet west of the westerly margin of 38th Avenue, north; thence southerly 155.5 feet, more or less, to the North margin of Nebraska Avenue; thence with the margin of the same, westerly around a slight curve 50 feet, more or less, to the beginning.

BEING the same property conveyed to Sydney R. Teague and wife, Virginia E. Teague by deed from George E. Jarrett and wife, Glenda Ann Jarrett of record in Book 4991, page 758, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to B & W INVESTMENTS, 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 9th day of November, 1984.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

BOOK 6423 PAGE 634

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 9th day of November, 1984.

Louise N. Lloyd
Notary Public

LOUISE N. LLOYD 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 $14,500.00.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 9th day of November, 1984.

Louise N. Lloyd
Notary Public

LOUISE N. LLOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-1-86

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

RUSH

I 6 2 8 3 5

IDENTIF. REFERENCE

Nov 9 1 59 PM 1984

FELIX E. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6423 PAGE 635

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

14500.00- CAMT.
37.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 44.20-
6285A11/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16 28 35

IDENTIF. REFERENCE

Nov 9 1 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084353