2D 31080
164-112

BOOK 6449 PAGE 892

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

New owner - Send Tax Bills:
Lincoln Service Corporation
P.O. Box 989
Owensboro, Kentucky 42302-0989

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 19th day of September, 1983, Albert William Johnson was named Trustee in a Deed of Trust of even date executed by Donald H. Erb and wife, Helen L. Erb, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $58,800.00, principal and interest at 13.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6149, page 541, 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 6426, page 500, 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: November 22, November 29, and December 6, 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, December 17, 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 LINCOLN SERVICE CORPORATION, P.O. Box 989, Owensboro, Kentucky 42302-0989, submitted the highest and best bid in the amount of $67,110.07.

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

TRACT of land and improvements being property as described in Deed Book 5449, page 488, Register's office for Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated August 10, 1983, as follows:

BEGINNING at a railroad spike in the center line of Old Hickory Boulevard, and said spike being 1471.2 feet from the present easterly margin of Murfreesboro Road, measures along the center line of said Old Hickory Boulevard; thence northerly 5° 39' E 675.78 feet to an iron pin; thence South 87° E 10 min. 125 feet to an iron pin; thence south 5° 34' west 666.05 feet to a spike in the center line of Old Hickory Boulevard; thence south 88° 35' W 125.8 feet to the point of beginning, and containing 1.92 acres, more or less.

BEING the same property conveyed to Donald H. Erb and wife, Helen L. Erb and Walter B. McNeil, as tenants in common, by deed from Marilyn F. Nendza and Janet L. Marszalek of record in Book 6149, page 538, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to LINCOLN SERVICE CORPORATION, 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.

12/17 11:36 DAVIDSON

3894

Witness my hand at Nashville, Tennessee, this 17th day of December, 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 17th day of December, 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 $67,110.07.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 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

I-7052O

IDENTIF. REFERENCE

DEC 17 12 17 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6449 PAGE 894

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

67110.07- CAMT.
174.46 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.96-
5894A12/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.05.20

IDENTIF. REFERENCE

Dec 17 12 17 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93707