BOX 30

5DU 52350
162-2-71

BOOK 6490 PAGE 6

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

New owner - Send Tax Bills:
AmSouth Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 29th day of April, 1980, Michael L. Padalino was named Trustee in a Deed of Trust of even date executed by Claude E. Austin and wife, Claudette F. Austin, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,450.00, principal and interest at 13.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5596, page 900, 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 6467, page 193, 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: January 17, January 24, and January 31, 1985, 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, February 8, 1985, at 11:00 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 AMSOUTH MORTGAGE COMPANY, INC., P.O. Box 847, Birmingham, Alabama 35201, submitted the highest and best bid in the amount of $61,629.10.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to AMSOUTH 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 Lot No. 111 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Brenda Lane, a common corner of Lots 111 and 110; thence with said margin of said Lane, westwardly 80 feet to a concrete monument; thence to the right around a curve 38.42 feet to a concrete monument in the easterly margin of Keeley Drive; thence with said margin of said Drive, northwardly 55.9 feet to a concrete monument and continuing with said margin of said Drive, northwardly 22 feet to a point; thence with dividing line between Lots 111 and 112, eastwardly 128.9 feet to a concrete monument; thence with the dividing line between Lots 111 and 110, southerly 119.1 feet to the point of beginning.

BEING the same property conveyed to Claude E. Austin and wife, Claudette F. Austin by deed from William R. Robinson and wife, Nancy L. Robinson of record in Book 5596, page 897, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to AMSOUTH 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.

CHECK
02/08/85
42

Witness my hand at Nashville, Tennessee, this 8th day of February, 1985.

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 8th day of February, 1985.

Louise N. Lloyd
Notary Public

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $61,629.10.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 1985.

Louise N. Lloyd
Notary Public

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 2-1-86

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

I.D. 2 1 2 2

IDENTIF. REFERENCE

FEB 8 1 36 PM '85

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6490 PAGE 8

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
			6.00	MISC.
			[redacted]	
	VB		6.00-	MISC.
			61629.10	CAMT.
			160.16	CSTAX
			.50	PRFEE
			[illegible]	RECD
			CHECK	160.66-
			0044A02/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 1 2 2

IDENTIF. REFERENCE

FEB 8 1 36 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107475