Rousseau F-2854 52-8-121

File 37

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New owner - Send tax bills
First Investment Company
P. O. Box 749
Columbus, Ohio 43216

BOOK 6979 PAGE 994

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 4th day of October, 1984, Douglas R. Berry was named Trustee in a Deed of Trust of even date executed by Charles R. Mitchell and wife, Theresa B. Mitchell, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $65,809.00, principal and interest at 14% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6399, page 132, 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 6951, page 637, 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 21, August 28, and September 4, 1986, 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.

PURSUANT to said advertisement on Tuesday, September 16, 1986, 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 FIRST INVESTMENT COMPANY, P. O. Box 749, Columbus, Ohio 43216, submitted the highest and best bid in the amount of $61,950.00

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to FIRST INVESTMENT COMPANY, 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. 33 on the Plan of Meadow Bend Subdivision, Section 1, of record in Plat Book 5200, page 600, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to Edward Earl Rousseau by deed from Charles R. Mitchell and wife, Theresa B. Mitchell of record in Book 6697, page 363, 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 16th day of September, 1986.

I. DYKE TATUM, Substitute Trustee

4252 2/16 179.22 CHECK

IDENTIFICATION REFERENCE

SEP 16 11 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 16th day of September, 1986.

Notary Public

My Commision Expires: November 1, 1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this tranfer is $ 61,950.00.

Affiant

Subscribed and sworn to before me this the 16th day of September, 1986.

Notary Public

My Commision Expires: November 1, 1987

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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

RECEIVED OF _____

FOR _____

BOOK 6979 PAGE 996

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

61950.00- CAMT.
173.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.82-
2515A09/16/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

42522

IDENTIFICATION REFERENCE

SEP 16 11 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 295319