GARCIA 5093 72-10-222

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

New Owner - Send Tax Bills:
AmSouth Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201
NO MORTGAGEE

BOOK 7208 PAGE 329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of April, 1986, Michael L. Padalino was named Trustee in a Deed of Trust of even date executed by Joaquin Garcia, a single person, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $32,178.00, principal and interest at 10.50% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6851, page 439, 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 7174, page 299, 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: March 26, April 2, April 9, 1987, 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 Monday, April 20, 1987, 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 $35,235.53

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 the north Part of Lot No. 5 of an unrecorded copy of a survey for M. N. Young in the 11th District of Davidson County, Tennessee, and described by survey of James A. Hamilton, Jr., dated April 11, 1984, as follows:

BEGINNING in the center line of Northview Avenue at the corner of Lots. No.s 4 and 5 on said Plan, said point being 360 feet south of the center line of Monteta Avenue' thence with a line between said lots, North 88 deg. 45 min. West 157.5 feet., more or less, to the east right-of-way line to the L & N Railway; thence with the right-of-way of said Railway, Southerly 52 feet to a point; thence Easterly 161.7 feet more or less to a point in the center line of Northview Avenue; thence with the center of the same North 1 deg. 2 min. 3 sec. East 55 feet to the point of beginning.

BEING the same property conveyed to Joaquin Garcia, a single person by deed from Michael Evans and wife, Shirley J. Evans of record in Book 6851, page 436, 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.

Witness my hand at Nashville, Tennessee, this 20th day of April, 1987.

I. Dyke Tatum, Substitute Trustee

IDENTIFICATION

APR 20 12 10 PM '87

R.A. WILSON REGISTER
DAVIDSON COUNTY, TN

1679

3564

STATE OF TENNESSEE

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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 20th day of April, 1987.

Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $35,235.53

Affiant

Subscribed and sworn to before me, this the 20th day of April, 1987.

Notary Public

My Commission Expires: 9-11-90

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

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

RECEIVED OF _____

FOR _____

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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

35295.13 CAMT.
90.56 STAX
.50 PRFEE
6.00 WDEED
CHECK 105.06-
0504AU4/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16709

IDENTIFICATION REFERENCE

APR 20 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71372