BREWER 6448

File 22

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

SUBSTITUTE TRUSTEE'S DEED BOOK 7417 PAGE 606

WHEREAS, on the 22nd day of August, 1978, P. E. Davis was named Trustee in a Deed of Trust of even date executed by Gary L. Duncan and wife, Darlene C. Duncan, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $27,800.00, principal and interest at 9.50% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5330, Page 471, 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 7380, page 433, 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 5, November 12, November 19, 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 Thursday, December 3, 1987, 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 AMSOUTH MORTGAGE COMPANY, INC. P.O. Box 847, Birmingham, Alabama 35201, submitted the highest and best bid in the amount of $28,969.48

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. 48 on the Map of Happy Valley, Section "C", described according to survey of Z. J. Wilkinson, Surveyor, dated 9/2/45, and further described by a survey of Southern Land and Associates, dated 8/14/78, as follows: Beginning at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bybby Avenue and northeasterly margin of Cooper Land, said point also being the northeasterly corner of Lot No. 47 as conveyed to Benny T. Houchin and wife, by deed from Charles E. Evans and wife, of record in Book 5015, page 278, said Register's Office; thence Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot No. 6 on the plan of Virginia Manor, of record in Book 1835, page 22, said Register's Office; thence, with the northwesterly rear line of Lots Nos. 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Allman Harris and wife, of record in Book 3896, page 839; said Register's Office; thence with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue, southwestardly 100 feet to the point of Beginning.

BEING the same property conveyed to Everett Brewer and wife, Linda Brewer by deed from Gary L. Duncan and wife, Darlene Duncan of record in Book 5976, page 521, 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 3rd day of December, 1987.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7417 PAGE 607

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 3rd day of December, 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 $28,969.48

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 1987.

Notary Public

My Commission Expires: 9-11-90

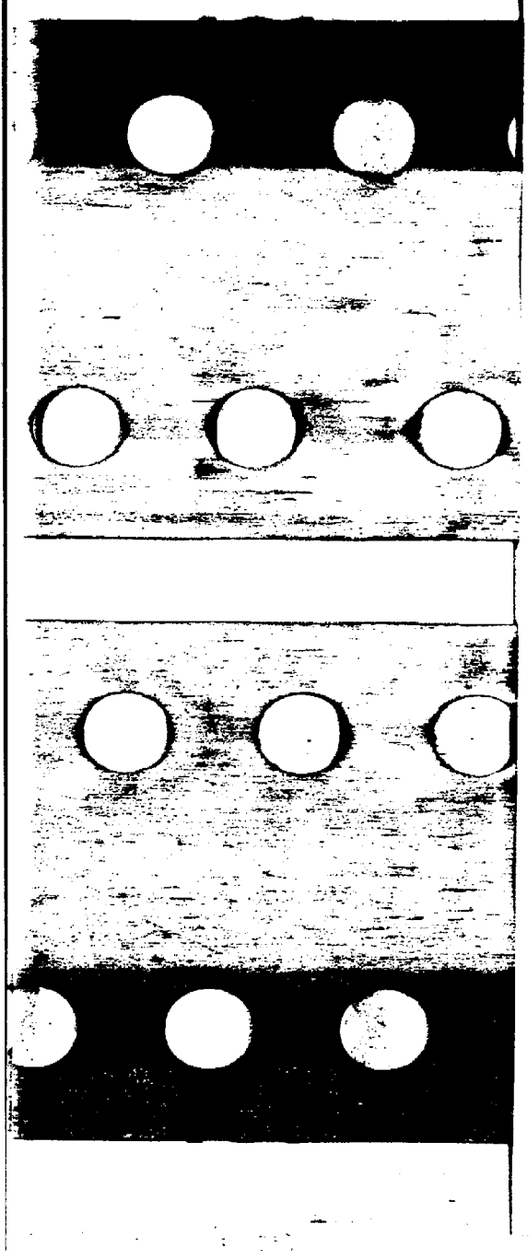
RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

8.7.3.9.5.

IDENTIFICATION REFERENCE

Dec 3 1 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7417 PAGE 608

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

28969.48- CAMT.
81.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 87.70-
8234A12/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.3.9.5.

IDENTIFICATION REFERENCE

Dec 3 1 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41294