88-0259-AB (0008) STD

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
ALTUS BANK
409 WEST MAIN ST.
DOTHAN, AL, 36301

85-6-265

BOOK 7696 PAGE 649

P 5722

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fourth day of June, 1987, RICHARD P. SIMS, was named Trustee in a Deed of Trust of even date executed by DONALD B. SANDERSON AND MARIE JUDKINS, BOTH UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $51,796.00, principal and interest at 10.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7280, Page 570, 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 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: October 6, 1988 / October 13, 1988 / October 20, 1988, 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 Friday, November 4, 1988, at 11:00 A.M., at SOUTH DOOR OF THE COURTHOUSE, 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 ALTUS BANK, A FEDERAL SAVINGS BANK, 409 WEST MAIN ST., DOTHAN, AL, submitted the highest and best bid in the amount of $ 58,050.86 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ALTUS BANK, A FEDERAL SAVINGS BANK, 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, described as follows: Being the southerly 45 feet of Lot No. 32 and the northerly 10 feet of Lot No. 33 on the Plan of Olivia Sharp's Addition to Nashville of record in Book 332, page 33 on the Plan of Olivia Sharp's Addition to Nashville of record in Book 332, page 17, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald B. Sanderson and Marie Judkins, by deed from Arthur Wagner and James A. Harrell of record in Book 7280, page 567, Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to ALTUS BANK, A FEDERAL SAVINGS BANK, 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 soley 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 and official seal at NASHVILLE, Tennessee, this Fourth day of November, 1988.

I. DYKE TATUM
Substitute Trustee

8.2.8.6.5

IDENTIFICATION

Nov 4 11 26 AM '88

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
} ss. BOOK 7696 PAGE 650
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, ATTORNEY AT LAW, 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 Fourth day of November, 1988.

Notary Public

My Commission Expires: 9-11-90.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 58,050.86.

Affiant

Subscribed and sworn to before me, this Fourth day of November, 1988.

Notary Public

My Commission Expires: 9-11-90.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

4655 11/04 0101 03CHECK 198-23

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7696 PAGE 651

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

| | |
|---|---|
| MAMT | 58050.00 |
| ERR | CO |
| MAMT | 58050.00- |
| CAMT | 58050.86 |
| CON TX | 191.73 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 198.23 |
| CHECK | 198.23 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/04/88 01 11:29 0001 4655

8.28655

IDENTIFICATION REFERENCE

Nov 4 11 26 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151255



