117-4-277

mail

PORTER 88-0314-SB

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

New Owner - Send Tax Bills:
Robert Kincaid, Jr. and wife,
Juliet Kincaid
2400 A Belmont Blvd
Nashville, TN 37212

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of May, 1977, Allan C. Peterson was named Trustee in a Deed of Trust of even date executed by Eddie Lawrence Porter and wife, Laura V. Porter, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $11,700.00, principal and interest as provided for in said note on the unpaid balance, said Deed of Trust being recorded in Book 5153, page 335, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I. Dyke Tatum was appointed as Substitute Trustee under said Deed of Trust by instrument of record in Book 7726, page 911, 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: December 22, December 29, 1988 and January 5, 1989 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, January 13, 1989, at 11:00 A.M., at the front 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 Robert Kincaid, Jr. and wife, Juliet Kincaid, submitted the highest and best bid in the amount of $ 14,001.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to Robert Kincaid Jr., and wife, Juliet Kincaid, 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. 66 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 66 fronts 62.5 feet on the southerly side of Paris Avenue and runs back between parallel lines 130 feet to an alley.

BEING the same property conveyed to Eddie Lawrence Porter and wife, Laura V. Porter by deed from Frances Kennedy Neal, unmarried, of record in Book 4167, page 254, in the Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to Robert Kincaid, Jr., and wife, Juliet Kincaid, 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 and official seal at Nashville, Tennessee, this 13th day of January, 1989.

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 13th day of January, 1989.

Tammy L. Ecklis
Notary Public

My Commission Expires: 9.11.90

TAMMY L. ECKLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 14,001.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 1989.

Tammy L. Ecklis
Notary Public

My Commission Expires: 9.11.90

TAMMY L. ECKLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

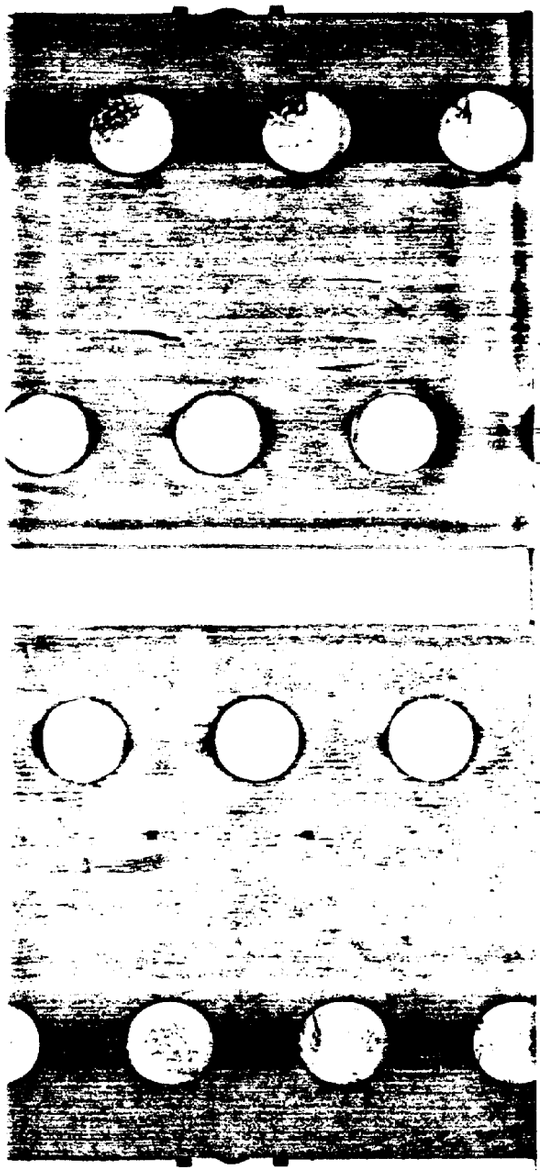
RETURN TO;
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIFICATION REFERENCE

FILED FOR RECORD
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Jan 13 12 27 PM '89

01467

6196 01/13 0101 03CHECK 52.70



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

RECEIVED OF _____

FOR _____

BOOK 7751 PAGE 432

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
				CAMT 14001.00
				CON TX 46.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 52.70
				CHECK 52.70
			01/13/89 01	12:29 0001 6196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01467

IDENTIFICATION REFERENCE

JAN 13 12 27 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172856