Map & Parcel
83-7-283

WE. RECORD BOOK 7889 PAGE 621

Deborah R. Dunn
New Owner - Send Tax Bills: 2104 Eastland Av
37206

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

BOOK 7868 PAGE 781

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the seventh day of July, 1977, P. E. Davis was named Trustee in a Deed of Trust of even date executed by Randall D. Dunn and wife, Deborah R. Dunn, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $30,100.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5168, Page 602, 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 7838, Page 917, 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: May 17, 1989, May 24, 1989, and May 31, 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 Tuesday, June 20, 1989, at 11:00 A. M., at the front 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 DEBORAH R. DUNN, submitted the highest and best bid in the amount of $44,000.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to DEBORAH R. DUNN, his/her successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being marked "Cooper" and shown on the plan of Rolling Acres Subdivision, as of record in Book 1130, Page 34, Register's Office for said county, on the south side of Eastland Avenue opposite Powers Avenue and described as follows:

BEGINNING on the southerly margin of Eastland Avenue, formerly the Vaughn Pike, 1573 feet westerly from the center of Riverside Drive, or Boulevard, and 407 feet east of the northwest corner of a tract of 105 acres known as the Maney Tract conveyed to G. N. Tillman and wife, by The Nashville Trust Company, in 1897, by deed of record in Book 207, Page 108, Register's Office for said county, being also the northeast corner of a lot conveyed by G. N. Tillman and wife, to Geo. M. Thomas, of record in Book 655, Page 144, said Register's Office; running thence eastwardly with the southerly margin of said Eastland Avenue 100 feet; thence southwardly parallel to the east line of the said lot of Geo. M. Thomas, 200 feet to an alley; thence westwardly parallel with the said Eastland Avenue 100 feet to Thomas' east line; thence northwardly with the said last named line 200 feet to the beginning.

BEING the same property conveyed to Randall D. Dunn and wife Deborah R. Dunn by deed from Marie P. Ross, a widow of record in Book 5168, Page 600, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to DEBORAH R. DUNN, 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 20th day of June, 1989.

I.Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

6706 06/20 0101 03CHECK 151.70

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 June, 1989.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $44,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 1989.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93

JUL 14 2 22 PM '89
DAVIDSON COUNTY, TN.

4943

RE-RECORD

4253

JUN 20 11 43 AM '89

RETURN TO;
~~I. Dyke Tatum, Attorney~~
~~Suite 200, Arena Place~~
~~2001 Charlotte Avenue~~
~~Nashville, Tennessee 37203~~
RA Anderson
Suite 350
2021 Richard Jones Rd
Nashville, TN. 37215

mail

5410 07/14 0101 03CHECK
6.00