64-4-26

89-1004-AT (0021) 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:
ATLANTIC MORTGAGE & INVESTMENT
4348 SOUTHPOINT BLVD., STE 300
JACKSONVILLE, FL, 32216-0903

BX22

SUBSTITUTE TRUSTEE'S DEED BOOK 7930 PAGE 622

WHEREAS, on the Twenty-sixth day of September, 1986, W. TERRY EDWARDS, was named Trustee in a Deed of Trust of even date executed by WILLIAM A. CAPLEY, SR. AND WIFE, MARGARET J. CAPLEY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 85,850.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6995, Page 828, 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 7891, Page 897, 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: July 27, 1989 / August 3, 1989 / August 10, 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, September 5, 1989, at 11:00 A.M., at FRONT 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 ATLANTIC MORTGAGE & INVESTMENT CORPORATION, 4348 SOUTHPOINT BLVD., STE 300, JACKSONVILLE, FL, submitted the highest and best bid in the amount of $ 77,449.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ATLANTIC MORTGAGE & INVESTMENT CORPORATION, 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. 52 on the Plan of Woodside Subdivision, Section II, of record in Book 5200, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 109.42 feet on the westerly side of Woodside Drive and runs back 207.59 feet on the southerly line and 211.72 feet on the northerly line to a rear line on which it measures 109.50 feet.

BEING the same property conveyed to William A. Capley, Sr. and wife, Margaret J. Capley by deed from Randa P. Dorman and wife, Deborah J. Dorman of record in Book 6995, page 825, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to ATLANTIC MORTGAGE & INVESTMENT CORPORATION, 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 Fifth day of September, 1989.

63435

IDENTIFICATION REFERENCE

SEP 5 11 42 AM '89

DAVIDSON COUNTY, TN

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
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 Fifth day of September, 1989.

Tammy J Davis
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 $ 77,449.00.

Affiant

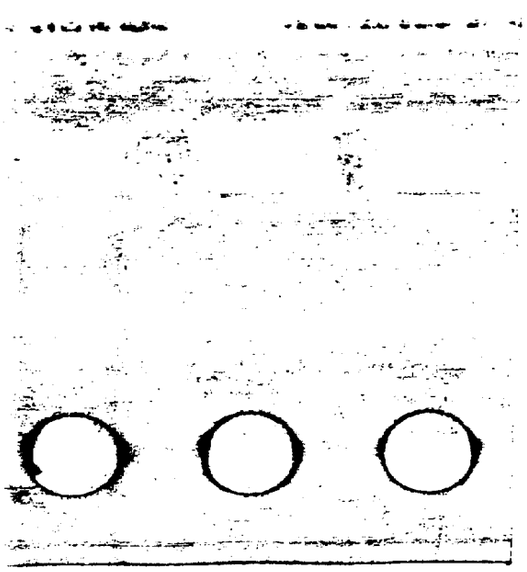
Subscribed and sworn to before me, this Fifth day of September, 1989.

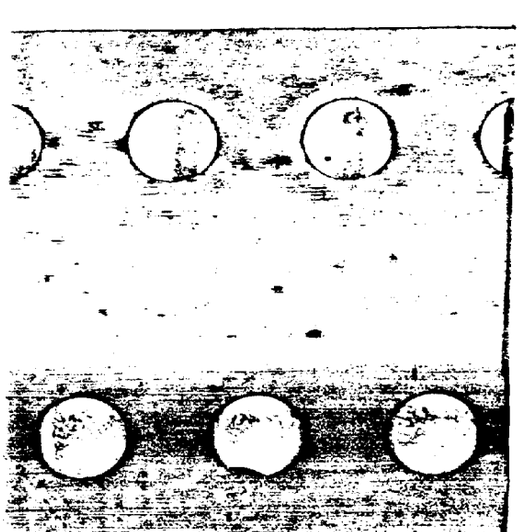
Tammy J Davis
Notary Public

My Commission Expires: 9.11.90.

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

1511 09/05 0101 03CHECK 262.42





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

RECEIVED OF _____

FOR _____

BOOK 7930 PAGE 624

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

CAMT 77449.00
CON TX 255.42
PRFEE 1.00
WDEED 6.00
TOTAL 262.42
CHECK 262.42

09/05/99 01 11:43 0001 1511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63435

IDENTIFICATION REFERENCE

SEP 5 11 42 AM '99

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 245540