89-1146-CH (0023) SLD

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:
CHEMICAL MORTGAGE COMPANY
101 EAST TOWN STREET
COLUMBUS, OH, 43216

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BX 22

133-1-36

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-eighth day of February, 1988, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by DEMPSEY J. ASBURY AND WIFE, LISA RENEE BRIMM ASBURY AND, TIMOTHY O. PHILLIPS, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 38,300.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7482, Page 989, and rerecorded on March 8, 1988 in Book 7490, Page 341, 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 7910, Page 661, 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: August 24, 1989 / August 31, 1989 / September 7, 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, October 3, 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 CHEMICAL MORTGAGE COMPANY, 101 EAST TOWN STREET, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 42,086.21 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL MORTGAGE COMPANY, 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. 54 on the Plan of H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dempsey J. Asbury, married and Timothy O. Phillips, unmarried, by deed from Charles A. Parkhurst, unmarried, of record in Book 7482, page 986, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to CHEMICAL MORTGAGE COMPANY, 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 Third day of October, 1989.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I. DYKE TATUM
Substitute Trustee

89-1146-CH (0024) STD

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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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 Third day of October, 1989.

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 $ 42,086.21.

Affiant

Subscribed and sworn to before me, this Third day of October, 1989.

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

7.1.2.1.2

IDENTIFICATION REFERENCE

OCT 3 12 17 PM '89

DAVIDSON COUNTY, TN

2443 10/03 0101 03CHECK 145.9

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 42086.21
CON TX 138.93
PRFEE 1.00
WDEED 6.00
TOTAL 145.93
CHECK 145.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.2.1.2.

IDENTIFICATION REFERENCE

OCT 3 12 17 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

10/03/89 01 12:18 0001 2443

No. 254658