Mail

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

Map/ Parcel No. 150/11 - 170

Fld. Bk. 02D-74390

This is improved property at:

604 Summertime Court
Antioch, TN 37013

SEND TAX BILLS TO:

RCR SERVICES, INC. dba
MORTGAGE DEFUALT SERVICES COMPANY
P.O. BOX 3978
LAGUNA HILLS, CA 92654-3978

OWNER: ROBERT TIPTON

MTG. CO. RCR/MDS J-24685

VA/FHA# 483-1003908-3703

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer, is $ 93,198.22 .

William P. Dougan
Affiant

Subscribed and sworn to before me, this 12th day of October, 19 89.

K. D. Borgers
Notary Public

My Commission Expires: 11/21/92

My Commission Expires Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 7960 PAGE 125

Whereas, ROBERT E. TIPTON and wife, VIELKA O. TIPTON executed a deed of trust on the 21st day of February, 19 85, which was recorded in Trust Deed Book 6498, Page 135, Register's Office of Davidson County, Tennessee, conveying to Vaden Lackey, Jr., Trustee(s), the hereinafter described property to secure payment to Fidelity Federal Savings and Loan Association of Tennessee, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7891, Page 832, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on October 11, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:00 P.M., the said William P. Dougan, 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 equities of redemption, dower and homestead, as provided in said deed of trust; when RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES Cobeing the highest and best bidder,

became the purchaser at the price of $ 93,198.22, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee, being Lot No. 563 on the Plan of Towne Village of The Country, Section 4-A, of record in Book 6250, Pages 20 and 21, said Register's Office.

SAID Lot No. 563 fronts 75.0 feet on the northerly side of Summertime Court and runs back 110.0 feet on the easterly line and 185.0 feet on the westerly line to a line in the rear which measures 106.07 feet thereon.

BEING the same property conveyed to Robert E. Tipton and wife, Vielka O. Tipton by deed from Randall Phillips Builders, Inc. as of record in book 6498, Page 132, said Register's Office.

73779

IDENTIF. TREFERENCE

Oct 13 9 11 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY T.N.

5413 10/13 0101 03CHECK 314.56

TO HAVE AND TO HOLD THE same unto the said RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, its successors and assigns, forever

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 12th day of October, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 19 89, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

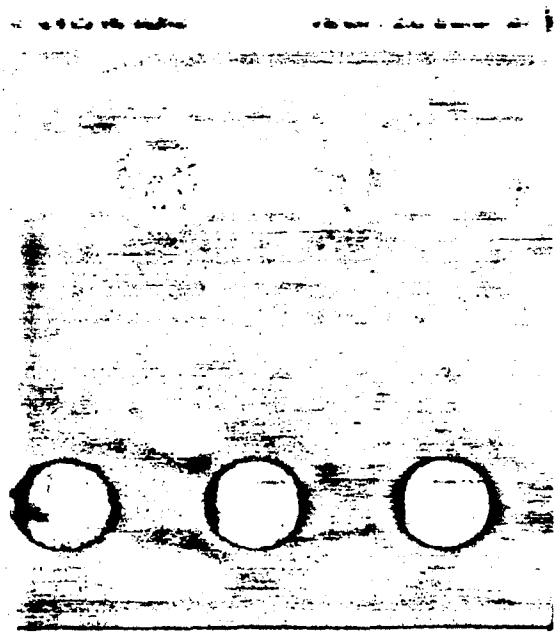
MY COMMISSION Expires:

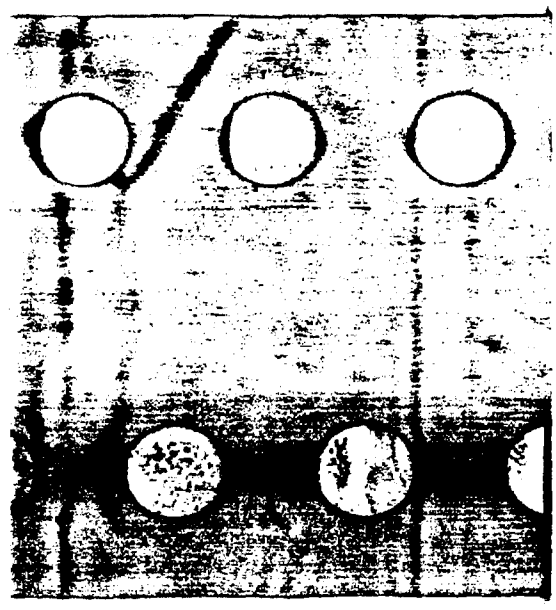
Nov. 21, 1992

My Commission Expires Nov. 21, 1992

NOTARY

K. D. Borgers
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 7960 PAGE 127

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 93198.22
CON TX 307.56
PRFEE 1.00
WDEED 6.00
TOTAL 314.56
CHECK 314.56

10/13/89 01 09:14 0001 5413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73779

IDENTIF. TREFERENCE

OCT 13 9 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257576