92-1-13

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

89-1024-ST (0004) STD
NO MORTGAGE
New Owner - Send Tax Bills:
PEOPLES FEDERAL SAVINGS & LOAN
ONE KENSINGTON SQUARE
NEW KENSINGTON, PA, 15068

BX22

SUBSTITUTE TRUSTEE'S DEED

BOOK 7963 PAGE 707

WHEREAS, on the Twenty-first day of September, 1982, WARREN H. WILD, JR., was named Trustee in a Deed of Trust of even date executed by RALPH HOWARD HINES, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 40,800.00, principal and interest at 12.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5942, Page 473, 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 7921, Page 920, 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: September 14, 1989 / September 21, 1989 / September 28, 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 Thursday, October 19, 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 PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, ONE KENSINGTON SQUARE, NEW KENSINGTON, PA, submitted the highest and best bid in the amount of $37,500.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, 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. 12 on the Map of George I. Waddey's State Normal Subdivision, as of record in Book 421, page 149, Register's Office for said County.

SAID Lot No. 12 fronts 50 feet on the westerly side of 37th Avenue North and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Ralph H. Hines by deed from Millard V. Gooch and wife, Louis Gooch of record in Book 5909, page 415, in the Register's Office for Davidson County, Tennessee.

I, I. DYKE TATUM, Substitute Trustee, convey to PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Nineteenth day of October, 1989.

I. DYKE TATUM
Substitute Trustee

75164

IDENTIF. REFERENCE

Oct 19 11 39 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 7963 PAGE 708

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 Nineteenth day of October, 1989.

Tammy L. Davis
Notary Public

My Commission Expires: 9.1190.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 37,500.00.

Affiant

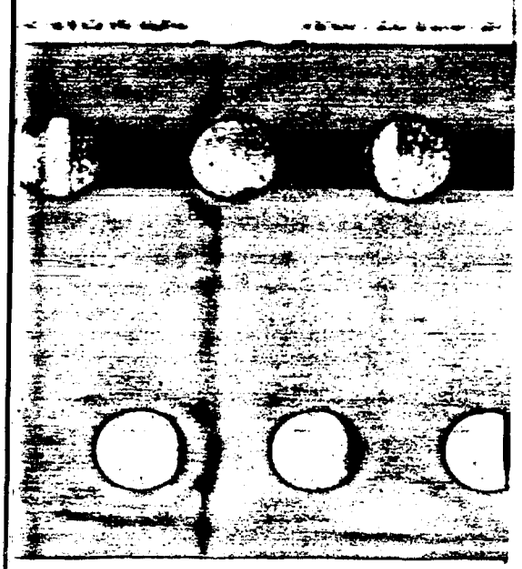
Subscribed and sworn to before me, this Nineteenth day of October, 1989.

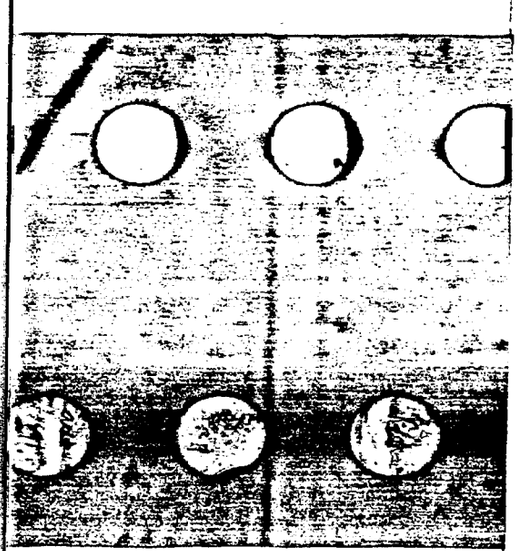
Tammy L. Davis
Notary Public

My Commission Expires: 9.1190.

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

7074 10/19 0101 03CHECK 130.75





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

RECEIVED OF _____

FOR _____

BOOK 7963 PAGE 709

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 37500.00
CON TX 123.75
PRFEE 1.00
WDEED 6.00
TOTAL 130.75
CHECK 130.75

10/19/89 01 11:42 0001 7074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75164

IDENTIF. REFERENCE

OCT 19 11 39 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

No. 259218