91-3351-SO (0003) 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:
SOUTHTRUST MORTGAGE CORPORATIN
POST OFFICE BOX 532060
BIRMINGHAM, AL, 35253-2060

22

BOOK 8423 PAGE 971

50 7 12D

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fourth day of February, 1987, STEVEN G. WATERS, was named Trustee in a Deed of Trust of even date executed by LEONARD DAVID PATTON, JR. AND WIFE, LISA J. PATTON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 64,148.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7147, Page 553, 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 8378, Page 856, 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 25, 1991 / August 1, 1991 / August 8, 1991, 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, August 20, 1991, 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 SOUTHTRUST MORTGAGE CORPORATION, POST OFFICE BOX 532060, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 69,233.05 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to SOUTHTRUST MORTGAGE CORPORATION, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 222 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION SIX, OF RECORD IN BOOK 6250, PAGE 438, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES S. DENNIE AND AUDREY E. MINOR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM LEONARD DAVID PATTON, JR. AND WIFE, LISA J. PATTON OF RECORD IN BOOK 7901, PAGE 624, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to SOUTHTRUST MORTGAGE 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 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 Twentieth day of August, 1991.

I. DYKE TATUM
Substitute Trustee

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 Twentieth day of August, 1991.

Notary Public

My Commission Expires: 1-22-95.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 69,233.05.

Affiant

Subscribed and sworn to before me, this Twentieth day of August, 1991.

Notary Public

My Commission Expires: 1-22-95.

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

40265

IDENTIFICATION REFERENCE

Aug 20 11 27 AM '91

4974 08/20 0101 03CHECK 263.04

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69233.05
				CON TX 256.04
				PRFEE 1.00
				MDEED 6.00
				TOTAL 263.04
				CHECK 263.04
08/20/91		01	11:28 0001	4974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40265

IDENTIFICATION REFERENCE

AUG 20 11 27 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 451499