71-12
297

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Ford Motor Credit Company
P. O. Box 650404
Dallas, Tx. 75235-0404

SUBSTITUTE TRUSTEE'S DEED BOOK 8437 PAGE 702

WHEREAS, on the 26th day of February, 1971, Charles C. Trabue, III, was named Trustee in a Deed of Trust of even date executed by Mary V. Vaughn and Catherine Vaughn, as Tenants in Common, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $15,050.00, principal and interest at 8.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 4482, Page 804 in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I, I. Dyke Tatum, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 8283, Page 973 in the Register's Office for Davidson County, Tennessee, 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 8, 1991, August 15, 1991, and August 22, 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 Friday, September 6, 1991, at 11:00 A. M., at the Front Door of the Courthouse in Davidson County, Tennessee, I, I. Dyke Tatum, 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 Ford Motor Credit Company, submitted the highest and best bid in the amount of $27,000.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to Ford Motor Credit Company, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> Being Lot No. 3 on the Plan of the re-subdivision of Part of Lot No. 6 of A. B. Spain's Subdivision as of record in Book 4350, Page 72, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 50.0 feet along the northwesterly margin of Rosedale Avenue and extends back between two parallel lines 150.0 feet to a line in the rear measuring 50.13 feet thereon.
>
> Being the same property conveyed to Mary V. Vaughn and Catherine Vaughn by deed from Zeitlin Constructions Company, of record in Book 4482, Page 802, Register's Office for Davidson County, Tennessee, and further conveyed to Mary V. Vaughn by deed from Catherine Vaughn of record in Book 5722, Page 511, said Register's Office.

I, I. Dyke Ttum, Substitute Trustee, convey to Ford Motor Credit 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 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 6th day of September, 1991.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

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, Substitute Trustee, 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 6th day of September, 1991.

Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $27,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 1991.

Notary Public

My Commission Expires: 5-23-95

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PICK-UP

SEP 6 3 17 PM '91

TENNESSEE REFERENCE

45039

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8437 PAGE 704

CO	CONVEYANCE	CC	CERTIFIED COPY	MIS	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	STCO	STATE TAX ONLY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	STMO	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 27000.00
				CON TX 99.90
				PRFEE 1.00
				MDEED 6.00
				TOTAL 106.90
				CHECK 106.90
09/06/91		01	15:18	0001 8663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.0 3.9

IDENTIFICATION REFERENCE

SEP 6 3 17 PM '91

FELIX Z. WILSON, REGISTER

No. 456936