91-3562-CH (0014) 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:
GREGORY HOWARD ESTES
150 2ND AVE. SO, UNIT 213
NASHVILLE, TN. 37201

BOOK 8464 PAGE 712

Map & Parcel
91-1-53

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-eighth day of August, 1986, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by GREGORY HOWARD ESTES, AN UNMARRIED PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $51,050.00, principal and interest at 10.000 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6972, Page 534, 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 8437, Page 241, 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 12, 1991 / September 19, 1991 / September 26, 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 Wednesday, October 16, 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 GREGORY HOWARD ESTES, 150 2ND AVE. SO, UNIT 213, NASHVILLE, TN. 37201 submitted the highest and best bid in the amount of $ 53,776.50 .

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

BEING LOT NO. 1 ON BLOCK 5 ON THE PLAN OF CHEROKEE PARK SUBDIVISION, OF RECORD IN PLAT BOOK 161 AT PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. WINFREE BY DEED FROM GREGORY HOWARD ESTES, UNMARRIED, OF RECORD IN BOOK 8088, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to GREGORY HOWARD ESTES 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 Sixteenth day of October, 1991.

I. DYKE TATUM
Substitute Trustee

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Oct 16 2 06 PM '91

3193 10/16 0101 03CHECK 206.00

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

BOOK 8464 PAGE 713

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 Sixteenth day of October, 1991.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 53,776.50.

Affiant

Subscribed and sworn to before me, this Sixteenth day of October, 1991.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

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

RECEIVED OF _____

FOR _____

BOOK 8464 PAGE 714

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	53776.50
CON TX	199.06
PRFEE	1.00
MISC	6.00
TOTAL	206.06
CHECK	206.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/91 01 14:09 0001 3198

5460 4

IDENTIFICATION REFERENCE

OCT 16 2 06 PM '91

No. 467960