Tseng

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

New Owner - Send Tax Bills:
Wayne and Wanda Suey
P.O. Box 140955
Nashville, Tn. 37214

Map & Parcel
162-14

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of May, 1989, Dave Dillard was named Trustee in a Deed of Trust of even date executed by Chao Lung Tseng, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $100,000.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7850, Page 582, 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 8469, Page 463 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: October 10, October 17, and October 24, 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 Thursday, November 7, 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 Wayne Edward Suey and wife, Wanda Faye Suey, submitted the highest and best bid in the amount of $160,000.00.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to Wayne Edward Suey and wife, Wanda Faye Suey, their successors and assigns in fee simple, and in bar of all equities above mentioned, subject to the right of redemption by the Internal Revenue Service Special Procedures Staff by reason of a tax lien of record in Book 8293, Page 665, and subject to the right of redemption by the State of Tennessee Department of Revenue Tax Enforcement Division by reason of a lien of record in Book 8244, Page 589 and Book 8235, Page 390, Register's Office of Davidson County, Tennessee the following described real property, to-wit:

Land in Davidson County, Tennessee, being Parts of Lots No. 4 and 5 on the plan of Robert Young Farm, as of record in Book 421, Page 140, Register's Office for Davidson County, Tennessee, described according to a survey made by Raymond P. Smith Company, surveyors, March 23, 1966, as follows:

Beginning in the center of Pennington Bend Road at the northwest corner of the property conveyed to Donald R. Hall and wife, of record in Book 4010, Page 823, said Register's Office; thence with the said Hall's western boundary line south 11 deg. 00 min. west 576 feet to an iron pin; thence north 77 deg. 23 min. west 230 feet to an iron pin; thence north 11 deg. 37 min. east 586.6 feet to the center of Pennington Bend Road; thence with the center of the same, south 74 deg. 53 min. east 230 feet to the point of beginning, containing 3.1 acres more or less.

Being the same property conveyed to Chao Lung Tseng by deed from Janice Marie Keyt Hodges, a single person, of record in Book 7850, Page 579, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to Wayne Edward Suey and wife, Wanda Faye Suey 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 7th day of November, 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 7th day of November, 1991.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 1991.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93

6.041.3.

IDENTIFICATION REFERENCE

Nov 7 1 03 PM '91

7441 11/07 0101 CKCHECK 599.00-
599.00

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

RECEIVED OF _____

FOR _____

BOOK 8481 PAGE 737

| | | |
|---|---|---|
| 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
160000.00
CON TX 592.00
CON TX 592.00
PRFEE 1.00
WDEED 6.00
~~TOTAL 1191.00~~
~~CHECK 1191.00~~
11/07/91 01 13:05 0001 744(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0 4 1.3.

IDENTIFICATION REFERENCE

Nov 7 1 03 PM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

7440 11/07 0101 03CHECK 1191.00

VOID
CON TX 592.00
~~TOTAL 592.00~~
~~CHECK 592.00~~
11/07/91 01 13:05 0001 74

TOTAL $599.00 No. 474574