91-3961-FI (0001) 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:
FIRST INVESTMENT COMPANY
POST OFFICE BOX 749
COLUMBUS, OH, 43216-0749

BOOK 8608 PAGE 671

Map/Parcel
73-10 47

SUBSTITUTE TRUSTEE'S DEED

Box 22

WHEREAS, on the Ninth day of February, 1988, KRISTINE M. HANSON, ATTORNEY, was named Trustee in a Deed of Trust of even date executed by ERIC D. KARNES AND WIFE, SHEILA J. KARNES, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 69,250.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7467, Page 20, 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 8501, Page 653, 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: March 26, 1992 / April 2, 1992 / April 9, 1992, 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, April 23, 1992, 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 FIRST INVESTMENT COMPANY, POST OFFICE BOX 749, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 58,029.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FIRST INVESTMENT COMPANY, 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. 39 ON THE PLAN OF MOSS ROSE ESTATES, OF RECORD IN BOOK 4860, PAGE 112, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC D. KARNES AND WIFE, SHEILA J. KARNES BY DEED FROM W. H. DORRIS & ASSOCIATES, INC. OF RECORD IN BOOK 7467, PAGE 17, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FIRST INVESTMENT 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 Twenty-third day of April, 1992.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

BOOK 8608 PAGE 672

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 Twenty-third day of April, 1992.

Mary Lee Mallard
Notary Public

My Commission Expires: 7/23/94.

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 58,029.00.

Affiant

Subscribed and sworn to before me, this Twenty-third day of April, 1992.

Mary Lee Mallard
Notary Public

My Commission Expires: 7/23/94.

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

3418 04/23 0101 03CHECK 221.60

04240

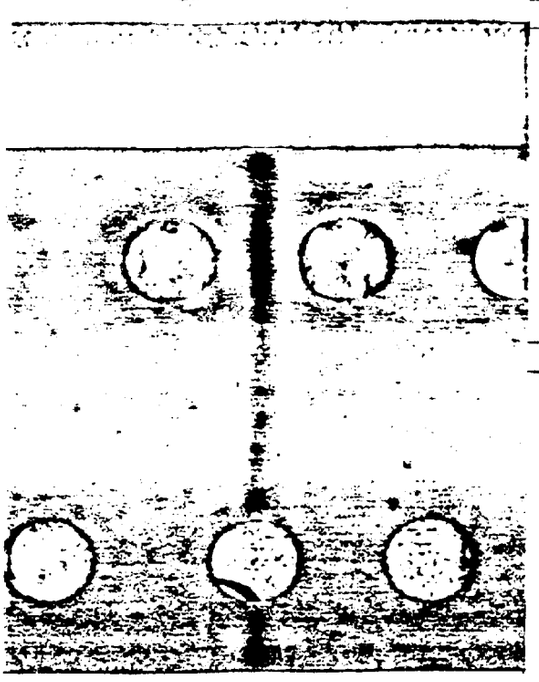
IDENTIF. REFERENCE

APR 23 11 27 AM '92

FELIX Z. [illegible]
DAVIDSON COUNTY TN.







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

RECEIVED OF _____

FOR _____

BOOK 8608 PAGE 673

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 58029.00	
			CON TX 214.60	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 221.60	
			CHECK 221.60	
04/23/92	01		11:28 0001 3418	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 4 2 4 0

IDENTIF. REFERENCE

APR 23 11 27 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 524232