92-7281-CO (0029) 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:
NEW SOUTH FEDERAL SAVINGS BANK
P. O. BOX 830180
BIRMINGHAM, AL, 35283-0180

Map & Parcel
72-2-21

# SUBSTITUTE TRUSTEE'S DEED BOOK 8701 PAGE 721

WHEREAS, on the Twenty-third day of December, 1988, RICHARD P. SIMS, was named Trustee in a Deed of Trust of even date executed by GARY A. PEAY AND WIFE, SANDRA E. PEAY, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $54,443.00, principal and interest at 10.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7736, Page 848, 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 8666, Page 446, 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 23, 1992 / July 30, 1992 / August 6, 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 Friday, August 14, 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 NEW SOUTH FEDERAL SAVINGS BANK, P. O. BOX 830180, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 60,580.29 .

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE MAP OF MAYNOR PLACE, AS OF RECORD IN BOOK 843, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 87 FRONTS 60 FEET ON THE NORTHERLY SIDE OF IVERSON AVENUE AND RUNS BACK 145 FEET ON THE EASTERLY LINE AND 138.40 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 60.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GARY A. PEAY AND WIFE, SANDRA E. PEAY BY DEED FROM CHERYL A. COTTE[illegible], NOW BEING CHERYL A. DEROSA AND HUSBAND, JOSEPH A. DEROSA, BY AND THROUGH EDNA SCOTT, OF RECORD IN BOOK 7736, PAGE 845, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to NEW SOUTH FEDERAL SAVINGS BANK, 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 Fourteenth day of August, 1992.

I. DYKE TATUM
Substitute Trustee

3676.4

IDENTIFICATION REFERENCE

AUG 14 11 23 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 8701 PAGE 722

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 Fourteenth day of August, 1992.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 60,580.29.

Affiant

Subscribed and sworn to before me, this Fourteenth day of August, 1992.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

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

0646 08/14 0101 03CHECK 233.22

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

RECEIVED OF _____

FOR _____

BOOK 8701 PAGE 723

| | | |
|---|---|---|
| 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 60580.29
CON TX 224.22
PRFEE 1.00
WDEED 8.00
TOTAL 233.22
CHECK AMT 233.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/14/92 01 11:28 0001 0646

3.6.7.6.4.

IDENTIFICATION REFERENCE

AUG 14 11 25 AM '92

FELIX Z. WILSON, III, REGISTER
DAVIDSON COUNTY, TN

No. 560424