92-7268-FI (0007) TN17

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
P. O. BOX 749
COLUMBUS, OH 43216-0749

Map & Parcel
50-6-36

SUBSTITUTE TRUSTEE'S DEED

BOOK 8721 PAGE 351

WHEREAS, on the Eighteenth day of August, 1986, GREGORY M. GALLOWAY, was named Trustee in a Deed of Trust of even date executed by STEPHEN F. NEHLIG AND WIFE, VALERIE Q. NEHLIG, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $71,400.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6954, Page 657, 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 * and rerecorded on August 5, 1992 in Book 8694, Page 609, 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: August 6, 1992 / August 13, 1992 / August 20, 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. * BOOK 8658 page 453.

PURSUANT to said advertisement on Thursday, September 3, 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, P. O. BOX 749, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 31,969.00 .

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:

BEING LOT NO. 96 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION III, REVISED, OF RECORD IN PLAT BOOK 5200, PAGE 785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PHIL SAXTON BY DEED FROM STEPHEN F. NEHLIG AND WIFE, VALERIE O. NEHLIG OF RECORD IN BOOK 8540, PAGE 891, REGISTER'S OFFICE OF 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 Third day of September, 1992.

I. DYKE TATUM
Substitute Trustee

92-7268-FI (0008) TN17

BOOK 8721 PAGE 382

STATE OF TENNESSEE }
} ss.
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, 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 Third day of September, 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 $ 31,969.00.

Affiant

Subscribed and sworn to before me, this Third day of September, 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

42874

IDENTIFICATION REFERENCE

SEP 3 12 39 PM '92

DAVIDSON COUNTY, TN

3450 09/03 1101 03CHECK 127.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8721 PAGE 383

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 31969.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
TOTAL 127.40
CHECK 127.40

01 12:33 0001 3450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42874

IDENTIFICATION REFERENCE

SEP 3 12 39 PM '92

DAVIDSON COUNTY, TN

No. 567131