92-7434-SB (0075) 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:
NATIONSBANK OF TENNESSEE
P. O. BOX 121999
NASHVILLE, TN 37212

Map/Parcel
72-13 113

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-ninth day of June, 1990, NAN M. SEXTON AND EVELYN Z. BINKLEY, was named Trustee in a Deed of Trust of even date executed by ROBERT E. WALTERS AND WIFE, BRANDA S. WALTERS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $37,500.00, principal and interest at 10.125% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8151, Page 26, 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 8709, Page 298, 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 17, 1992 / September 24, 1992 / October 1, 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, October 16, 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 NATIONSBANK OF TENNESSEE, P. O. BOX 121999, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 30,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to NATIONSBANK OF TENNESSEE, 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. 40 ON THE MAP OF SPRINGDALE SUBDIVISION, OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 50 FEET ON THE WESTERLY MARGIN OF INGA STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 127 FEET TO THE EASTERLY MARGIN OF THE L & N RAILROAD RIGHT OF WAY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. WALTERS AND WIFE, BRANDA S. WALTERS BY DEED FROM CECIL E. BIRGE AND WIFE, SANDRA A. BIRGE OF RECORD IN BOOK 8151, PAGE 23, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to NATIONSBANK OF TENNESSEE, 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, 1992.

I. DYKE TATUM

92-7434-SB (0076) TN17

BOOK 8759 PAGE 346

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 Sixteenth day of October, 1992.

Mary Lee Malpass
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 $30,000.00.

Affiant

Subscribed and sworn to before me, this Sixteenth day of October, 1992.

Mary Lee Malpass
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

55610

REFERENCE

FEB '92

1995 0 15 101 STREET 120.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8759 PAGE 347

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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
10/16/92	01		12:36 0001	1585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55610

RETURN TO REFERENCE

OCT 16 12:35 PM '92

DAVIDSON COUNTY, TN

No. 581070