22

92-7669-CH (0013) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
59-10-254

NO MORTGAGE
New Owner - Send Tax Bills:
CHEMICAL MORTGAGE COMPANY
200 OLD WILSON BRIDGE ROAD
WORTHINGTON, OH 43085-8500

BOOK 8843 PAGE 276

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-third day of December, 1986, D. GENE MERRILL & FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by JAMES G. CAMPBELL AND WIFE, LENEE' CAMPBELL, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $63,250.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7106, Page 831, 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 8818, Page 283, 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: December 24, 1992 / December 31, 1992 / January 7, 1993, 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 Tuesday, January 19, 1993, 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 CHEMICAL MORTGAGE COMPANY, 200 OLD WILSON BRIDGE ROAD, WORTHINGTON, OH, submitted the highest and best bid in the amount of $ 69,140.59 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL MORTGAGE COMPANY, 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. 2A, Zone Lot Division of Lot 2, Haynes Manor, as of record in Book 6200, page 518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James G. Campbell and Lenee Campbell by deed from Bond & Bond Builders, Inc. of record in book 7106, page 828, Register's Office for Davidson County, Tennessee.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE STATE OF TENNESSEE TO REDEEM THE LAND AS PROVIDED FOR IN T.C.A. 67-1-1433(b)(1)

I, I. DYKE TATUM, Substitute Trustee, convey to CHEMICAL MORTGAGE 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 Nineteenth day of January, 1993.

I. DYKE TATUM

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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 Nineteenth day of January, 1993.

Tammy Harris
Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 69,140.59.

Mina Beth Thrower
Affiant

Subscribed and sworn to before me, this Nineteenth day of January, 1993.

Tammy Harris
Notary Public

My Commission Expires: 1-22-95.

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

8 3 7 4 0

IDENTIFI REFERENCE

JAN 19 1 16 PM '93

WILSON II REGISTER
DAVIDSON COUNTY, TN

714 01/19 1101 03CHECK 268.67

92-7669-CH (0037) TN22

Law Offices

TATUM & JONES

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Tel (615) 321-5540
Fax (615) 321-5557

I. Dyke Tatum
J. Phillip Jones

December 20, 1992

BOOK 8843 PAGE 278

STATE OF TENNESSEE, DEPARTMENT OF REVENUE

RE: State Tax Lien Account No. 2-621373866-001-5
ID # [illegible] DLN #92-1070-02073
JAMES G. CAMPBELL AND WIFE, LENEE' CAMPBELL
753 GARRISON DRIVE, NASHVILLE TN

Dear

This will notify the State of Tennessee that property affected by the State Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on January 19, 1993 at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A. Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $60,590.43. The holder of the mortgage will at the sale bid in the property at approximate $ 67,070.54 , plus costs and fees of approximately $ 700.00 . Approximately $ 5,347.11 of this figure is interest. However the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Very truly yours,

J. DYKE TATUM

Enclosures

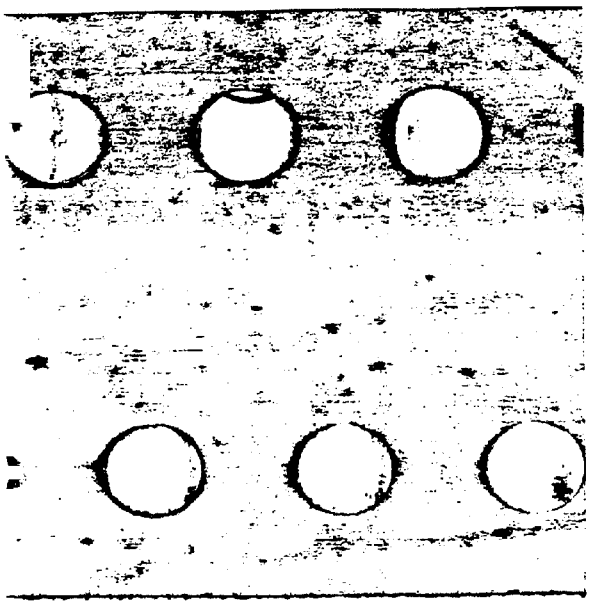
HAND DELIVERED

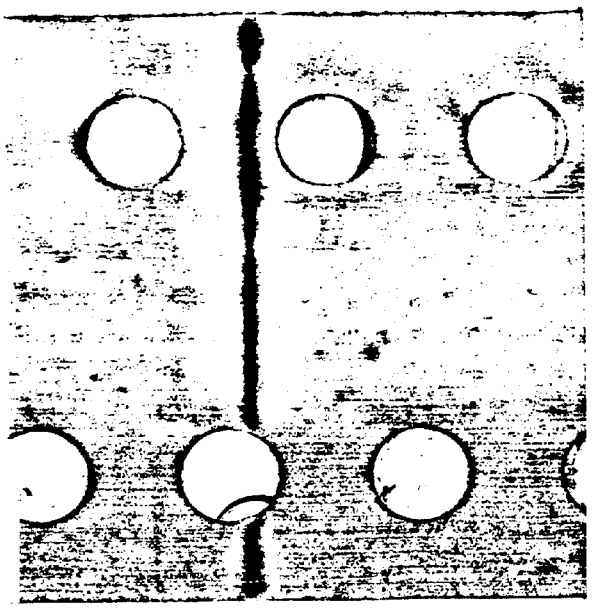
Received by: [signature]

Date Received: 12/23/92

Enclosures Received: _____

12/23/92 by -PP





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

RECEIVED OF _____

FOR _____

BOOK 8843 PAGE 279

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	69140.59
			CON TX	255.67
			PRFEE	1.00
			WDEED	12.00
			TOTAL	268.67
			CHECK	268.67
01/19/93	01	13:14	0001	7114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8374 0

IDENTIFY REFERENCE

JAN 19 1 16 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611863