94-8945-GE (0034) TN17

60-13
84

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
60-13-86

NO MORTGAGE
New Owner - Send Tax Bills:
VENTURE PROPERTIES OF TN
700 CRAIGHEAD ST., SUITE 103
NASHVILLE, TN 37204

BOOK 9388 PAGE 860

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighth day of May, 1984, EVELYN WILDS AND CHARLES N. PAYNE, EITHER OF WHOM MAY ACT, was named Trustee in a Deed of Trust of even date executed by LEAH R. CRAWLEY WHITE, AND TALLULAH Y. SHINAULT, TRUSTEE, WITH FULL POWER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $25,950.00, principal and interest at 13.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6290, Page 325, and rerecorded on July 12, 1984 in Book 6336, Page 220, 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 9318, Page 607, 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: May 12, 1994 / May 19, 1994 / May 26, 1994, 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, June 17, 1994, 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 VENTURE PROPERTIES OF TENNESSEE, A GENERAL PARTNERSHIP, 700 CRAIGHEAD ST., SUITE 103, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 36,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to VENTURE PROPERTIES OF TENNESSEE, A GENERAL PARTNERSHIP, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

0408 06/27 0101 USCHECK 142.20

LAND situtated in Nashville, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 75 on the plan of Section One, Second Addition, Trinity Hills Village, of record in Book 4175, page 79, Register's Office for said County.

SAID Lot No. 75, which is a corner lot, fronts 79.9 feet on the southeasterly margin of Combs Terrace and fronts 66.8 feet on the southwesterly margin of Combs Drive, said frontages being joined by a curve having a length of 37.7 feet, and extends back 95.0 feet on the southwesterly line and 85.0 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Tallulah Y. Shinault, Trustee with full power to convey, encumber, mortgage or deal with/without the joinder of any beneficiary by deed from Alfred L. Hill, Gayle F. McClain, Joyce A. Ensley, James R. Crawley, Jr. and Tallulah Y. Shinault, Jonathon A. K. Crawley and Leah R. Crawley White, the only Heirs-at Law of Annie Frances Crawley, of record in Book 6290, page 322, Register's Office for Davidson County, Tennessee. Tallulah Y. Shinault, Trustee having conveyed subject property to Leah R. Crawley by Quitclaim Deed of record in Book 7318, page 464, said Register's Office.

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I, I. DYKE TATUM, Substitute Trustee, convey to VENTURE PROPERTIES OF TENNESSEE, A GENERAL PARTNERSHIP, 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 Seventeenth day of June, 1994.

I. DYKE TATUM
Substitute Trustee

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 Seventeenth day of June, 1994.

Pamela A. McGowan
Notary Public

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-27-97.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 36,000.00.

Affiant

Subscribed and sworn to before me, this Seventeenth day of June, 1994.

Pamela A. McGowan
Notary Public

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-27-97.

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

64994
IDENTIF. ↑ REFERENCE

94 JUN 27 AM 11:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 9388 PAGE 862

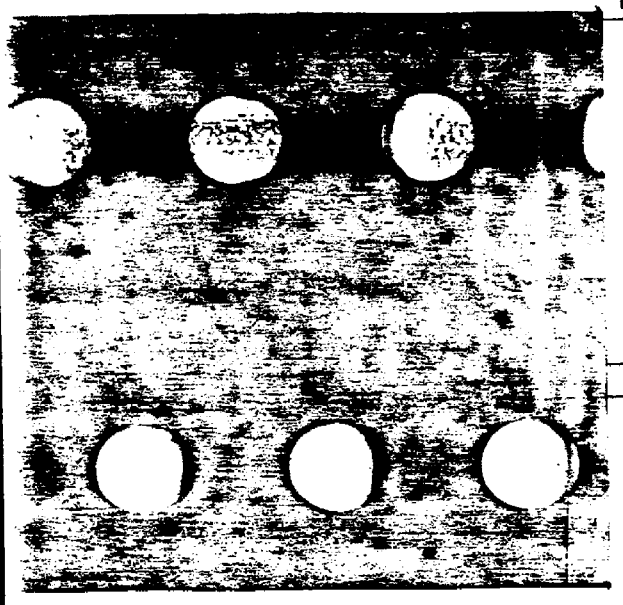
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

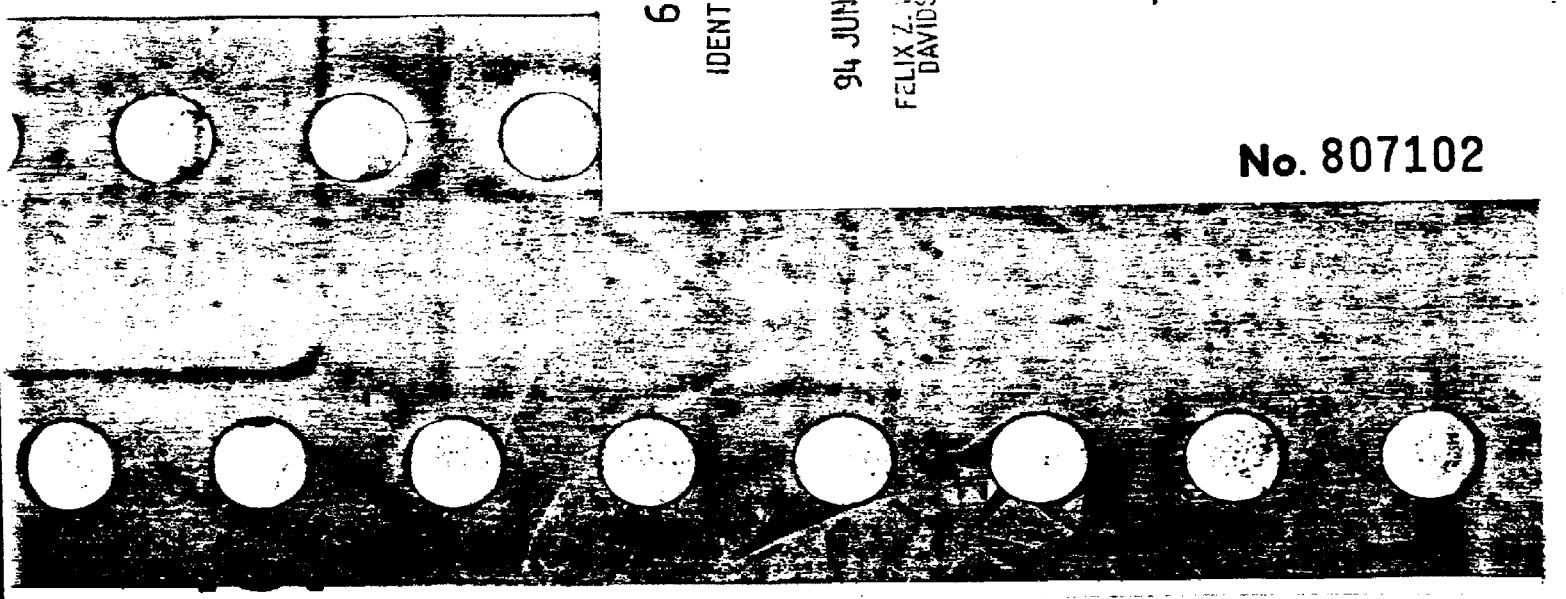
06/27/94 01 11:09 0001 0406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6499994 ← REFERENCE
IDENTIF.

94 JUN 27 AM 11:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 807102