94-9440-KC (0037) TN17

27

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
92-6 160

NO MORTGAGE
New Owner - Send Tax Bills:
KEYCORP MORTGAGE COMPANY
205 PARK CLUB LANE
BUFFALO, NY 14221

SUBSTITUTE TRUSTEE'S DEED BOOK 9561 PG 933

WHEREAS, on the Twenty-fifth day of March, 1986, GEORGE ROBERT MYERS, was named Trustee in a Deed of Trust of even date executed by DARYL A. BALLARD AND WIFE, REGINA E. BALLARD, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $54,700.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6817, Page 740, 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*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: November 24, 1994 / December 1, 1994 / December 8, 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. ***Book 9529, page 975**

PURSUANT to said advertisement on Tuesday, January 3, 1995, 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 KEYCORP MORTGAGE COMPANY, 205 PARK CLUB LANE, BUFFALO, NY, submitted the highest and best bid in the amount of $ 60,388.32 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to KEYCORP 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 SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE TO WIT:

BEING PARTS OF LOTS 1, 2, 3 AND 4 OF THE FISK UNIVERSITY SUBDIVISION WHICH PLAN IS OF RECORD IN BOOK 421, PAGES 4 AND 5, R.O.D.C., TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BATAVIA STREET 100 FEET FROM THE CORNER OF 31ST AVENUE NORTH AND BATAVIA STREET, AND EXTENDS IN A NORTHERLY DIRECTION IN A LINE PARALLEL WITH 31ST AVENUE NORTH TO A POINT 111 FEET WHICH IS THE NORTHERN MARGIN OF LOT 5 IN SAID PLAN; THENCE IN AN EASTERN DIRECTION IN A PARALLEL WITH THE SOUTHERN MARGIN OF LOT 5, IN SAID PLAN, 50 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION IN LINE ALONG THE NORTHERN MARGIN OF BATAVIA STREET, 50 FEET TO A POINT, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO REGINA BALLARD AND ROSA B. MITCHELL BY CLERK AND MASTER'S DEED FROM CHRISTINA NORRIS OF RECORD IN BOOK 6257, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS FURTHER CONVEYED BY ROSA B. MITCHELL TO JOHN H. LOWE, TRUSTEE, WHO SUBSEQUENTLY CONVEYED SAID PROPERTY TO REGINA BALLARD BY QUITCLAIM DEED OF RECORD IN BOOK 6694, PAGE 852, AND RE-RECORDED IN BOOK 6702, PAGE 54, SAID REGISTER'S OFFICE.

BOOK 9561 PG 934

94-9440-KC (0038) TN17

I, I. DYKE TATUM, Substitute Trustee, convey to KEYCORP 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 Third day of January, 1995.

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 Third day of January, 1995.

Mary Lee Maloney
Notary Public

My Commission Expires: 7-25-98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 60,388.32.

Affiant

Subscribed and sworn to before me, this Third day of January, 1995.

Mary Lee Maloney
Notary Public

My Commission Expires: 7-25-98.

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

222148
IDENTIFICATION REFERENCE

95 JAN-3 AM 11:31

RECEIVED FOR RECORD
1/3/95 11:01 03CHECK 232.48



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

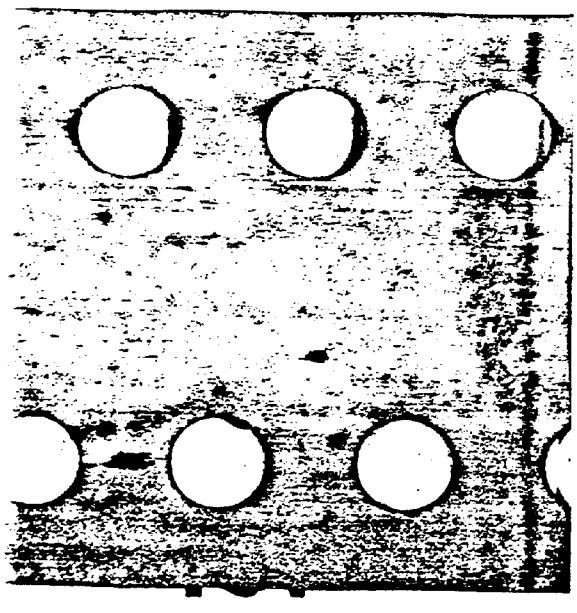
**RECEIVED OF** _____

**FOR** _____

BOOK 9561 PG 935

| | | |
|---|---|---|
| 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 | 60388.32 |
| CON TX | 223.48 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 232.48 |
| CHECK | 232.48 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 001 8554

22248
IDENTIF. & REFERENCE

95 JAN -3 AM 11

DAVIDSON CO. TN.

**No.** 868432