22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
42-9 28

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST INVESTMENT COMPANY
P. O. BOX 729
COLUMBUS, OH 43216-0729

BOOK 9862 PG 816

TRUSTEE'S DEED

WHEREAS, on the Twenty-third day of April, 1992, I. DYKE TATUM, was named Trustee in a Deed of Trust of even date executed by JAMES S. CLAUER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $64,800.00, principal and interest at 8.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8619, Page 1, in the Register's Office for DAVIDSON County, Tennessee; and

I, I. DYKE TATUM, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: October 5, 1995 / October 12, 1995 / October 19, 1995, 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, November 17, 1995, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said 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 729, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 57,699.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, 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:

PROPERTY IN THE CITY OF NASHVILLE CIVIL DISTRICT, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF SECTION TWO, KEMPER HEIGHTS, OF RECORD IN BOOK 2331, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. CLAUER BY DEED FROM KENNETH P. PEEK AND WIFE, LAUREN DAWN WRIGHT PEEK OF RECORD IN BOOK 8618, PAGE 997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Trustee, convey to FIRST INVESTMENT COMPANY, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 November, 1995.

I. DYKE TATUM
Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 9862 PG 817

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 November, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 57,699.00.

Affiant

Subscribed and sworn to before me, this Seventeenth day of November, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

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

0124061
IDENTIF. & REFERENCE

95 NOV 17 AM 11:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

9568 11/17 0101 03CHECK 222.49

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 818

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 57699.00
CON TX 213.49
PRFEE 1.00
WDEED 8.00
TOTAL 222.49
CHECK 222.49

11/17/95 01 11:09 0001 9568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124061
IDENTIF. & REFERENCE

95 NOV 17 AM 11:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 97811