22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
105-11 98

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

TRUSTEE'S DEED

BOOK 10048 PG 229

WHEREAS, on the Twenty-fourth day of March, 1992, I. DYKE TATUM, was named Trustee in a Deed of Trust of even date executed by SHANNON M. SEAGRAVES AND WIFE, CAROL LEE FLIPPO, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,250.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8583, Page 840, 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: April 18, 1996 / April 25, 1996 / May 2, 1996, 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 Monday, May 13, 1996, 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 $ 49,738.65 .

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 LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 2, ON THE PLAN OF ARLYNE HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHANNON M. SEAGRAVES AND WIFE, CAROL LEE FLIPPO BY DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN BOOK 8583, PAGE 837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO CAROL LEE FLIPPO BY QUITCLAIM DEED FROM SHANNON M. SEAGRAVES OF RECORD IN BOOK 8975, PAGE 508, REGISTER'S OFFICE FOR SAID COUNTY.

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 Thirteenth day of May, 1996.

I. DYKE TATUM
Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 10048 PG 230

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 Thirteenth day of May, 1996.

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 $ 49,738.65.

Affiant

Subscribed and sworn to before me, this Thirteenth day of May, 1996.

Melanie L Brown
Notary Public

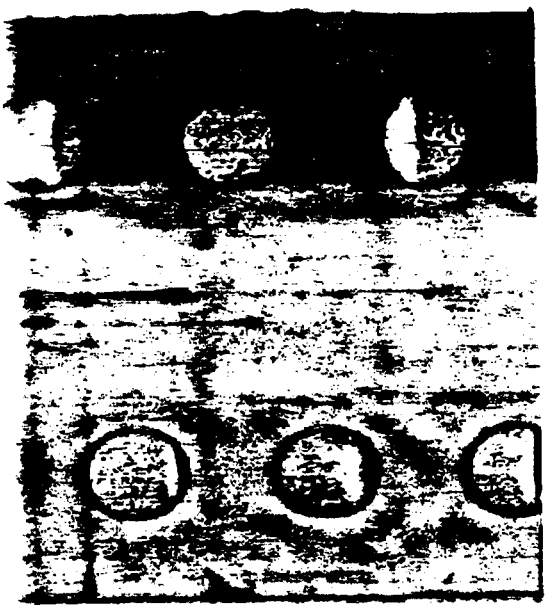
My Commission Expires: 11/28/98.

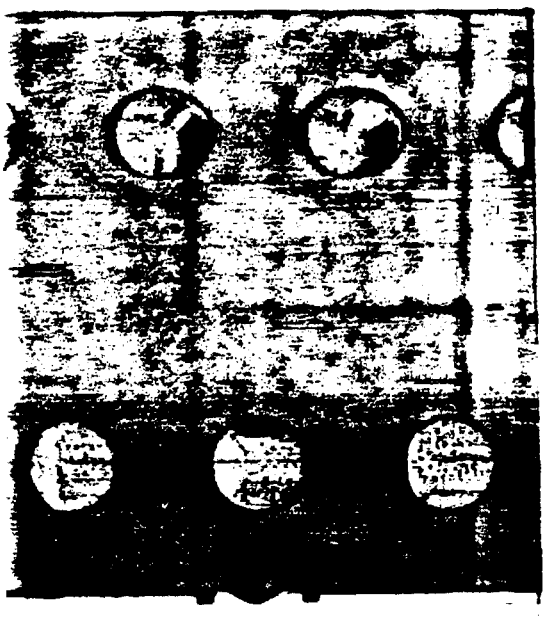
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

0181121
IDENTIF. ↑ REFERENCE

95 MAY 13 PM 1:12
REGISTER
DAVIDSON COUNTY, TN.

0941 05/13 0101 03CHECK 193.04





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 231

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	49738-65
			CON TX	184-04
			PRFEE	1-00
			WDEED	8-00
			TOTAL	193-04
			CHECK	193-04

05/13/96 01 13:15 0001 0941

IDENTIF. → REFERENCE 018112

96 MAY 13 PM 1 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1038919