Regions Mortgage, Inc. f/k/a
First Commercial Mortgage
Company v. Waynick
Loan number 3032566
DHG&W file 9148
FHA # 483-1166711 703

Substitute Trustee's Deed

Whereas, by Deed of Trust dated June 16, 1986, recorded as instrument number Book 6890 at Page 879, in the Register's Office of Davidson County, Tennessee, Sherry Lynn Crabtree and Ricky S. Crabtree conveyed to George E. Mudter, Jr., Trustee the below described real property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

Whereas, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record as Instrument Number Book 10902 at Page 400, in the Register's Office of Davidson County, Tennessee; and

Whereas, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

Whereas, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust, said sale was appointed to be held on Tuesday, January 12, 1999 at the Front door of the Davidson County Courthouse, Davidson County, Nashville, Tennessee; and

Whereas, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Billy J. Lee and wife, Rose M. Lee for the amount of $67,000.00, that being the highest and best bid offered; and

Whereas, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

Now, Therefore, in consideration as set forth above and the payment by Billy J. Lee and wife, Rose M. Lee of the amount of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Benton Dyke, Jr., as Substitute Trustee,, as their interest may appear, in fee simple forever, the above mentioned and below described real property being in the city of Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 179 on the Plan of Hermitage Hills, Section 2, Revised, of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in the Deed of Trust recorded in Book 6890 at Page 879 in the Register's Office of Davidson County, Tennessee through which the grantor received title.

The last warranty deed of record was recorded in Book 8487, Page 619 in the Register's Office of Davidson County, Tennessee.

Subject tc any unpaid taxes, subdivision restrictions, building lines, easements and any other matters of record.

This property is subject to a lien or claim of lien filed on by the Tennessee Department of Revenue in the Register's Office of Davidson County, Tennessee in Bock 11056, Page 213. Timely notice of the Trustee's Foreclosure Sale has been given by the undersigned Substitute Trustee to the Tennessee Department of Revenue as provided for in T.C.A. §67-1-1433(b).

The above property is sold subject to any unpaid real estate taxes, easements, restrictions of record; and subject to the rights of the Tennessee Department of Revenue to redeem the land as provided in T.C.A. §67-1-1433(b).

To have and hold the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto Billy J. Lee and wife, Rose M. Lee, in fee simple forever, to whom the said J. Benton Dyke, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said J. Benton Dyke, Jr., Substitute Trustee, has hereunto set his hand and seal on this 12th day of January, 1999.

J. Benton Dyke, Jr.
Substitute Trustee

STATE OF ARKANSAS)
)ss
COUNTY OF PULASKI)

Before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared J. Benton Dyke, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

Witness my hand and Notarial Seal this 12th day of January, 1999.

MISTY R. WATTERS NOTARY PUBLIC COMM. EXP. JAN. 1, 2005 SALINE COUNTY, ARK.

Misty R. Watters
Notary Public

1-1-2005
My Commission Expires

I hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $67,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Benton Dyke Jr.

Subscribed and sworn to before me this the 12th day of January, 1999.

MISTY R. WATTERS NOTARY PUBLIC COMM. EXP. JAN. 1, 2005 SALINE COUNTY, ARK.

Misty R. Watters
Notary Public

BOOK 11296 PAGE 750

PROPERTY ADDRESS: 210 Jacksonian Dr., Hermitage, Tennessee

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Billy J. Lee and wife, Rose M. Lee
459 General Kershaw Drive
Old Hickory, TN 37138

Map No. 74-12 Parcel No. 129

Prepared By:
J. Benton Dyke Jr.
Dyke, Henry, Goldsholl & Winzerling, P.L.C.
999 Plaza West, 415 N. McKinley Street
Little Rock, AR 72205
(501) 661-1000

053 6689
IDENTIF. # REFERENCE
99 JAN 13 PM 3:41
REGISTER
COUNTY, TN.
2674 01/13 0101 03CHECK 262.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11296 PAGE 751

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0536689

IDENTIF. ↑ REFERENCE

99 JAN 13 PM 3:41

RL BRASHEAR REGISTER
DAVIDSON COUNTY, TN.

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	262.90
CHECK	262.90

01/13/99 01 15:43 0001 2674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412119