This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 69-16 68

NO MORTGAGE
New Owner - Send Tax Bills:
ED AND DONNA CROWLEY
1115 LOCHLAND DRIVE
GALLATIN, TN 37066-0900

Mail

BOOK 11580 PAGE 635

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirty-first day of January, 1995, DAVID R. WILSON OF WILLIAMSON COUNTY, was named Trustee in a Deed of Trust of even date executed by PHILLIP L. FELTS, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $55,400.00, principal and interest at 8.250% per annum on the unpaid balance, said Deed of Trust being recorded in Book 9586, Page 102, 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 11543, Page 309, 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: June 24, 1999 / July 1, 1999 / July 8, 1999, 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 Tuesday, July 20, 1999, 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 ED CROWLEY, JR., AND WIFE, DONNA CROWLEY, 1115 LOCHLAND DRIVE, GALLATIN, TN, submitted the highest and best bid in the amount of $ 58,715.79 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ED CROWLEY, JR., AND WIFE, DONNA CROWLEY, 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:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF J.J. HOLSAPFEL;S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF ELIZABETH STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO W.W. GRAVES AND WIFE, BY DEED FROM J.J. HOLSAPFEL AND WIFE, OF RECORD IN BOOK 2046, PAGE 304, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOT NOS 13 AND 14; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHERLY 156.15 FEET TO THE NORTHERLY MARGIN OF ASHTON AVENUE; THENCE WITH SAME, WESTWARDLY 99 FEET TO THE CORNER OF LOT NOS 12 AND 13; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 156.15 FEET TO THE SOUTHERLY MARGIN OF SAID ELIZABETH STREET; THENCE WITH SAME, EASTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP L. FELTS BY DEED FROM LANH THI NGUYEN, UNMARRIED, OF RECORD IN BOOK 9586, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

I, I. DYKE TATUM, Substitute Trustee, convey to ED CROWLEY, JR., AND WIFE, DONNA CROWLEY, 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 Twentieth day of July, 1999.

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 Twentieth day of July, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $58,715.79.

Affiant

Subscribed and sworn to before me, this Twentieth day of July, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

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

99 JUL 20 PM 3:19

RECEIVED FOR REFERENCE

1903931

061

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 638

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

0613931
IDENTIF. A REFERENCE

99 JUL 20 PM 3:20
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAMT	58715.79
ERR	CO
MAMT	58715.79-
CAMT	58715.79
CON TX	217.25
PRFEE	1.00
M RELS	12.00
ERR	CO
M RELS	12.00-
MISC	12.00
CFEE	2.00
TOTAL	232.25
CHECK	232.25

07/20/99 01 15:24 0001 4906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493216