PICK-UP

Instr:200008010075743 Page: 1 OF 2
REC'D FOR REC 08/01/2000 10:31:36AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $419.79

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 58-14 174

NO MORTGAGE
New Owner - Send Tax Bills:
THE J & J GROUP, LLC
1784 W. NORTHFIELD BLVD. #292
MURFREESBORO, TN 37129

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-eighth day of June, 1991, VANESSA HENRY, was named Trustee in a Deed of Trust of even date executed by HARRY L. MCGOWAN AND WIFE, PEGGY L. MCGOWAN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $105,400.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8388, Page 96, 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 11175, Page 497, 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 29, 2000 / July 6, 2000 / July 13, 2000, 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, July 21, 2000, 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 THE J & J GROUP, LLC, 1784 W. NORTHFIELD BLVD. #292, MURFREESBORO, TN, submitted the highest and best bid in the amount of $ 113,458.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to THE J & J GROUP, LLC, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE AMENDED FINAL PLAT OF ENCHANTED HILLS, SECTION 5, PHASE I, AS OF RECORD IN BOOK 6900, PAGE 870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HARRY L. MCGOWAN AND WIFE, PEGGY L. MCGOWAN BY DEED FROM ENCHANTED HILLS ASSOCIATES OF RECORD IN BOOK 8388, PAGE 93, 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 THE J & J GROUP, LLC, 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 Twenty-first day of July, 2000.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.
}

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 Twenty-first day of July, 2000.

MELANIE L. BROWN NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 1/25/03.

STATE OF Tennessee }
COUNTY OF DAVIDSON } ss.
}

The actual consideration or value, whichever is greater for this transfer is $113,458.00.

Affiant

Subscribed and sworn to before me this Twenty-first day of July, 2000.

MELANIE L. BROWN NOTARY PUBLIC AT LARGE DAVIDSON CO.

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