PICK-UP

Davidson County DEEDTRS
Recvd: 08/29/01 14:35 2pgs
Fees:13.00 Taxes:78.81
20010829-0093832

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 92-13-50

NO MORTGAGE
New Owner - Send Tax Bills:
3720 PARK AVENUE TRUST
517 WESTBORO DRIVE
NASHVILLE, TN 37209

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 29, 1999, ARNOLD M. WEISS, was named Trustee in a Deed of Trust of even date executed by STEPHEN H. TEAGUE AND HIS WIFE, ANGELA J. TEAGUE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $41,016.00, principal and interest at 12.50% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 200001050001440 and Re recorded on June 13, 2001 Instrument 20010613-0062451 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 INSTRUMENT 20010807-0084646 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: August 2, 2001 / August 9, 2001 / August 16, 2001, 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 August 27, 2001, at 11:00 AM, 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 herein above mentioned equities as provided in said Deed of Trust, at which time 3720 PARK AVENUE TRUST, submitted the highest and best bid in the amount of $21,300.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to, 3720 PARK AVENUE TRUST, with full power to sale or encumber without joinder of beneficiarry, 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 THE WESTERLY PART OF LOT NO. 10 OF BLOCK NO. 8 ON THE MAP OF CHARLOTTE PARK COMPANY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 10 FRONTS 52 FEET ON THE NORTHERLY SIDE OF PARK AVENUE AND RUNS BACK BETWEEN LINES 150 FEET TO AN ALLEY, MEASURING 61.98 FEET THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN H. TEAGUE AND WIFE, ANGELA J. TEAGUE BY DEED FROM SHIRLEY'S AUTO REPAIR, INC. OF RECORD IN BOOK 9271 PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to 3720 PARK AVENUE TRUST, 517 WESTBORO DRIVE, NASHVILLE, TN 37209, with full power, sale or encumber, 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 herein above referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on August 27, 2001.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF _____

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, on August 27, 2001.

Notary Public

JOYCE FULTZ NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 3-26-05

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $21,300.00.

Affiant

JOYCE FULTZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me, this day of August 27, 2001.

Notary Public

My Commission Expires: 3-26-05

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