This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 52-7 48
716 CENTER STREET
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
UNION PLANTERS MORTGAGE, INC.
P.O. BOX 18001
HATTIESBURG, MS 39404

Davidson County DEEDTRS
Recvd: 05/29/02 11:17 2pgs
Fees:12.99 Taxes:366.51
20020529-0064975

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 29, 2000, D. M. GRISHAM, was named Trustee in a Deed of Trust of even date executed by YADOLLAH KAFIFARASHAH, AN UNMARRIED MAN conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $89,900.00, principal and interest at 9.5% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20001004-0098380 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 20020506-0055042 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: April 25, 2002 / May 2, 2002 / May 9, 2002, 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 May 29, 2002, 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 UNION PLANTERS MORTGAGE INC., A MISSISSIPPI CORPORATION F/K/A UNION PLANTERS PMAC, INC., submitted the highest and best bid in the amount of $99,056.11

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to UNION PLANTERS MORTGAGE INC., A MISSISSIPPI CORPORATION F/K/A UNION PLANTERS PMAC, INC., 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, TENNSSEE, BEING LOT NO. 12 ON THE PLAN OF MADISON HEIGHTS, SECTION II, PART 11, OF RECORD IN PLAT BOOK 2133, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO YADOLLAH KAFIFARASHAH, AN UNMARRIED MAN, BY DEED FROM DENNIS THERON STIREWALT AND WIFE, RASHELLE ELAINE STIREWALT OF RECORD IN INSTRUMENT 20001004-0098379, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to UNION PLANTERS MORTGAGE INC., A MISSISSIPPI CORPORATION F/K/A UNION PLANTERS PMAC, INC., 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 May 29, 2002.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE

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, on May 29, 2002.

Notary Public

My Commission Expires:1/25/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $99,056.11

Affiant

Subscribed and sworn to before me, this day of May 29, 2002.

Notary Public

My Commission Expires: 1/25/03

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