This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 72-10 275
2227 SCOTT AVENUE
NASHVILLE, TN 37216

NO MORTGAGE
New Owner - Send Tax Bills:
INGOMAR LIMITED PARTNERSHIP
3050 WESTFORK DRIVE
BATON ROUGE, LA 70816

Davidson County DEEDTRS
Recvd: 10/15/02 11:31 2pgs
Fees:13.00 Taxes:181.30
20021016-0127156

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 3, 1999, ARNOLD M. WEISS, was named Trustee in a Deed of Trust of even date executed by CHARLES DENNIE AND HIS WIFE, AUDREY DENNIE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $53,600.00, principal and interest at 12.7500% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 199912150303681 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 20020924-0116316 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: September 19, 2002 / September 26, 2002 / October 3, 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 October 16, 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 INGOMAR LIMITED PARTNERSHIP, 3050 WESTFORK DRIVE, BATON ROUGE, LA 70816 submitted the highest and best bid in the amount of $49,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to INGOMAR LIMITED PARTNERSHIP 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 THE SOUTHERLY 55 FEET OF THE NORTHERLY 100 FEET OF LOTS NOS 31 AND 32 ON THE PLAN OF MONTGOMERY HEIGHTS AS OF RECORD IN BOOK 332, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS FRONT 55 FEET ON THE EAST SIDE OF SCOTT AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 107 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES DENNIE AND AUDREY DENNIE, HUSBAND AND WIFE, BY DEED FROM FREDDIE J. MCLEAN, AND WIFE, KANICE MCLEAN OF RECORD IN INSTRUMENT 199912150303680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to INGOMAR LIMITED PARTNERSHIP 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 October 16, 2002.

I. DYKE TATUM
Substitute Trustee

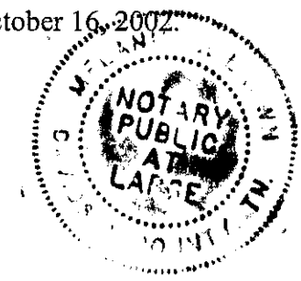
STATE OF TENNESSEE

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, Substitute Trustee, 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 October 16, 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 $49,000.00

Affiant

Subscribed and sworn to before me, this day of October 16, 2002.

Notary Public



My Commission Expires:1/25/03

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