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02-2146-PR
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 72-16 193
1501 WAYNE DRIVE
NASHVILLE, TN 37206

NO MORTGAGE
New Owner - Send Tax Bills:
THE PROVIDENT BANK
ONE EAST FOURTH STREET, ML 198D
CINCINNATI, OH 45202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 25, 2000, BALDWIN LAND TITLE, PLC, was named Trustee in a Deed of Trust of even date executed by TOKESHA L. WARNER, A SINGLE INDIVIDUAL conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $58,000.00, principal and interest at 12.375% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20000929-0096339 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 20021218-0156026 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: December 12, 2002 / December 19, 2002 / December 26, 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 January 16, 2003, at 11:00 am and continued January 20, 2003, 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 THE PROVIDENT BANK, ONE EAST FOURTH STREET, ML 198D, CINCINNATI, OH 45202, submitted the highest and best bid in the amount of $58,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to THE PROVIDENT BANK 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. 49 ON THE MAP OF PORTER HEIGHTS SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 1424, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF WAYNE DRIVE AT THE CORNER OF LOT NOS 49 AND 50; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 161.3 FEET TO A POINT; THENCE SOUTHWARDLY 90 FEET TO THE NORTH MARGIN OF SHERIDAN ROAD; THENCE WITH THE MARGIN OF THE SAME WESTWARDLY 141.3 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHWESTWARDLY 31.42 FEET TO THE EAST MARGIN OF WAYNE DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHWARDLY 70 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TOKESHA L. WARNER BY DEED FROM ROBERT H. GREGORY, A MARRIED MAN, OF RECORD IN INSTRUMENT 20000929-0096338, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 01/21/03 10:10 2pgs
Fees:13.00 Taxes:214.60
20030121-0008054

I, I. DYKE TATUM, Substitute Trustee, convey to THE PROVIDENT BANK 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 January 20, 2003.

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 January 20, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/25/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $58,000.00

Affiant

Subscribed and sworn to before me, this day of January 20, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/25/03

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