22

03-0001-NS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 34-3-B 605
605 CHURCHILL CROSSING
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
NEW SOUTH FEDERAL SAVINGS BANK
P.O. BOX 830180
BIRMINGHAM, AL 35210

Davidson County DEEDTRS
Recvd: 03/19/03 12:31 2pgs
Fees:13.00 Taxes:314.53
20030319-0036428

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 29, 1998, MARILYN C. MCDONALD, was named Trustee in a Deed of Trust of even date executed by KATHERINE F. JANCO, WIFE AND ERNEST M. JANCO, HUSBAND conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $84,050.00, principal and interest at 6.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 11051, Page 419 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 20030311-0032174 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: February 13, 2003 / February 20, 2003 / February 27, 2003, 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 March 19, 2003, 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 NEW SOUTH FEDERAL SAVINGS BANK, P.O. BOX 830180, BIRMINGHAM, AL 35210, submitted the highest and best bid in the amount of $85,009.45

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to NEW SOUTH FEDERAL SAVINGS 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 UNIT UN.IT NO. 605 OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, AND BOOK 7845, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7900, PAGE 25, SAID REGISTER'S OFFICE AND BY THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 10635, PAGE 110, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE F. JANCO AND HUSBAND, ERNEST M. JANCO BY DEED OF RECORD IN BOOK 11051, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to NEW SOUTH FEDERAL SAVINGS 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 March 19, 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 March 19, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $85,009.45

Affiant

Subscribed and sworn to before me, this day of March 19, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

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