22

03-0380-CH

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 80-8 232
3218 MAYER LANE
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
CHASE MANHATTAN MORTGAGE CORPORATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Davidson County DEEDTRS
Recvd: 03/24/03 10:40 2pgs
Fees:13.00 Taxes:212.08
20030324-0038345

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 31, 1996, BRENDA R. LEHMAN, was named Trustee in a Deed of Trust of even date executed by TIMOTHY C. SHELTON, UNMARRIED conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,500.00, principal and interest at 9.125% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10072, Page 726 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 20030221-0023422 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 20, 2003 / February 27, 2003 / March 6, 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 CHASE MANHATTAN MORTGAGE CORPORATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, submitted the highest and best bid in the amount of $57,319.13

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHASE MANHATTAN MORTGAGE CORPORATION 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 THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE PLAN OF BORDEAUX HILLS, SECTION FOUR, AS OF RECORD IN BOOK 3600, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 86 FRONTS 55.0 FEET ON THE NORTHEASTERLY SIDE OF MAYER LAND AND RUNS BACK BETWEEN LINES 116.28 FEET ON ITS NORTHWESTERLY LINE AND 175.0 FEET ON ITS SOUTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 70.49 FEET.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY C. SHELTON BY DEED FROM SPENCER V. NORTHERN, JR., AND WIFE, GLORIA J. NORTHERN OF RECORD IN BOOK 10072, PAGE 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to CHASE MANHATTAN MORTGAGE CORPORATION 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

My Commission Expires:11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $57,319.13

Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

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