02-1078-IN
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 84-11 25
2331 AUBREY COURT
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills:
INTERBAY FUNDING, LLC
4425 PONCE DE LEON BLVD., 5TH FL
CORAL GABLES, FL 33134

Davidson County DEEDTRS
Recvd: 04/09/03 11:16 2pgs
Fees:13.00 Taxes:203.50
20030409-0047202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 10, 1997, TIM KING, was named Trustee in a Deed of Trust of even date executed by VIRGINA ANN JASKULSKI N/K/A VIRGINIA ANN KOSSA AND HUSBAND STEVE M. KOSSA conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $50,625.00, principal and interest at 12.10% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10979, Page 960 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 20020924-0116337 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: March 13, 2003 / March 20, 2003 / March 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 April 9, 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 INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 PONCE DE LEON BLVD, 5TH FLOOR, CORAL GABLES, FL 363134, submitted the highest and best bid in the amount of $55,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE MAP OF MAPLECREST SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 92 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF AUBREY COURT AND RUNS BACK 199 FEET ON THE EASTERLY LINE AND 204 FEET (FIELD MEASUREMENT) ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA ANN JASKULSKI N/K/A VIRGINIA ANN KOSSA AND HUSBAND STEVE M. KOSSA BY DEED OF RECORD IN BOOK 10611, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 April 9, 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 April 9, 2003.

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this day of April 9, 2003.

Notary Public

My Commission Expires: 11/25/06

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