22

03-1617-IN
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 105-4 170
1233-1235 LEWIS STREET
NASHVILLE, TN 37210

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

Davidson County DEEDTRS
Recvd: 11/14/03 10:18 3pgs
Fees:18.00 Taxes:911.49
20031114-0166521

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 9, 2002, SATURN & MAZER TITLE SERVICES, INC., was named Trustee in a Deed of Trust of even date executed by SEKOU MORRISON conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $208,000.00, principal and interest at 8.38% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20021016-0127344 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 20031023-0156780 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: October 16, 2003 / October 23, 2003 / October 30, 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 November 12, 2003, at 11:00 AM, at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, 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 IB PROPERTY HOLDINGS, LLC, 4425 PONCE DE LEON BLVD., 5TH FLOOR, CORAL GABLES, FL 33134 submitted the highest and best bid in the amount of $246,349.53

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to IB PROPERTY HOLDING, LLC 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:

TRACT 1: BEING THE SOUTHERLY 12 1/2 FEET OF LOT NO. 22 AND THE NORTHERLY 25 FEET OF LTO NO. 23 ON THE REVISED PLAN OF TRIMBLE'S NATIONAL HILL ADDITION OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID PARTS OF LOTS NOS 22 AND 23 FRONT TOGETHER 37 1/2 FEET ON THE WESTERLY SIDE OF LEWIS, FORMERLY EAST HILL STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 129 FEET TO AN ALLEY.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 AND THE SOUTHERLY ONE-HALF OF LOT NO. 23 ON THE PLAN OF TRIMBLE'S NATIONAL HILL ADDITION, AS OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID LOT NO. 26 AND PART OF LOT NO. 23 FRONT TOGETHER 75 FEET ON THE WESTERLY SIDE OF EAST HILL STREET AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET TO AN ALLEY.

TRACT 3: BEING NO. 19 AND PART OF LOT NO. 22, TRIMBLES NATIONAL HILL PLAN, AMENDED, AS OF RECORD IN PLAT BOOK 21, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO SURVEY MADE BY JOHN KOHL AND CO. DATED JUNE 7, 1983, AS FOLLOWS

SAID LOT NO. 19 AND PART OF LOT NO. 22 FRONT TOGETHER ON THE WESTERLY MARGIN OF LEWIS STREET AND RUNS BACK 120.0 FEET ON THE NORTHERLY LINE AND 120.0 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 87.5 FEET THERON.

TRACT 4: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 30 FEET OF LOT NO. 30 ON THE REVISED PLAN OF TRIMBLE'S NATIONAL ADDITION, AS OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE REVISED PLAN OF TRIMBLE'S NATIONAL HILL ADDITION, AS OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 50 FEET ON THE WESTERLY SIDE OF EAST HILL STREET AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME RPOPERTY CONVEYED TO SEKOU MORRISON, UNMARRIED, BY DEED FROM JOHN CRAWFORD, TRUSTEE FOR 1233-1235 LEWIS STREET LAND TRUST, OF RECORD IN INSTRUMENT 20030225-0024949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to WACHOVIA BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNI 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 November 12, 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 November 12, 2003.

Melanie Pruitt
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 $246,349.53

Affiant

Subscribed and sworn to before me, this day of November 12, 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