03-1912-AS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 95-8 236
245B GRAYLYNN DRIVE
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills:
MICHAEL AND ANGELENE WOODARD
1703 Cape York Ct.
Mt. Juliet, TN 37122

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 11, 1999, M. D. BUNT, was named Trustee in a Deed of Trust of even date executed by FERNANDO L. FLORES AND AGNES M. FLORES, HUSBAND AND WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $67,289.00, principal and interest at 7.99% per annum on the unpaid balance, said Deed of Trust being recorded in Book 11715, Page 347 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 20031223-0182304 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 11, 2003 / December 18, 2003 / December 25, 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 January 6, 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 MICHAEL W. WOODARD AND ANGELENE WOODARD, submitted the highest and best bid in the amount of $43,201.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MICHAEL W. WOODARD AND ANGELENE WOODARD its successors and assigns in fee simple, and in bar of a ll equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING ALL OF LOT 1-A OF THE ZONE LOT DIVISION, LOT 2 OF THE RESUBDIVISION OF LOT 13, SECTION 2, SPRING VALLEY ACRES, PLAN OF RECORD IN PLAT BOOK 6200, PAGE 724, AMENDING PLAT BOOK 6050, PAGE 271, ALL OF RECORD REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FERNANDO L. FLORES AND WIFE, AGNES M. FLORES BY DEED FROM ANGEL A. ROSADO AND WIFE, ANTONIA ROSADO OF RECORD IN BOOK 7818, PAGE 892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 01/07/04 10:32 2pgs
Fees:13.00 Taxes:159.84
20040107-0002512

I, I. DYKE TATUM, Substitute Trustee, convey to MICHAEL W. WOODARD AND ANGELENE WOODARD 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 6, 2003.

I. DYKE TATUM
Substitute Trustee

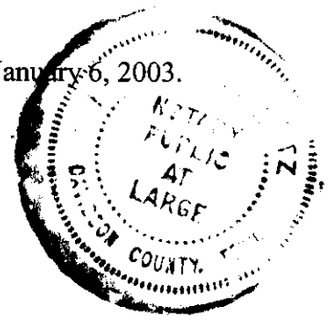
STATE OF TENNESSEE

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 6, 2003.

Melanie L Watts
Notary Public



My Commission Expires: 11/25/06

STATE OF TENNESSEE

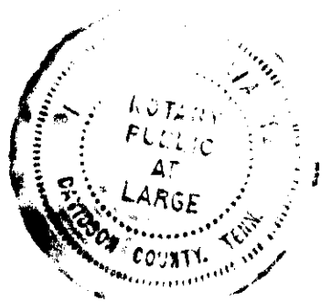
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $43,201.00

Affiant

Subscribed and sworn to before me, this day of January 6, 2003.

Melanie L Watts
Notary Public



My Commission Expires: 11/25/06

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