03-1624-AS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 52-5 184
829 IDLEWILD DRIVE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
DILLARD HOLDINGS, LLC
1550 HUDSON ROAD
MADISON, TN 37115

Davidson County DEEDTRS
Recvd: 01/07/04 10:41 2pgs
Fees:13.00 Taxes:201.65
20040107-0002516

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 30, 2000, FMLS, INC., was named Trustee in a Deed of Trust of even date executed by JAMES L. CHANDLER AND MARY CHANDLER, HUSBAND AND WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $63,000.00, principal and interest at 10.75% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 200007030065987 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 20031210-0176996 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 4, 2003 / December 11, 2003 / December 18, 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, 2004, 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 DILLARD HOLDINGS, LLC., 1550 HUDSON ROAD, MADISON, TN 37115 submitted the highest and best bid in the amount of $54,500.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to DILLARD HOLDINGS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 9 ON THE MAP OF CERTAIN LOTS OF H.S. CHADWELL TRACT, AT MADISON, AS OF RECORD IN BOOK 547, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF IDLEWILD DRIVE, FORMERLY REFERRED TO AS A PRIVATE DRIVE, AT THE SOUTHWEST CORNER OF THE PROPERTY THAT WAS CONVEYED TO RAY D. OSBORNE AND WIFE, BY DEED OF RECORD IN BOOK 2927, PAGE 173, SAID REGISTER'S OFFICE, SAID POINT IN A FENCE LINE; THENCE WITH OSBORNE'S SOUTHERLY LINE, NORTH 69 DEG. 15 MIN. EAST ALONG SAID FENCE, 290 FEET TO A POINT IN THE CENTER LINE OF MARTHA LOVE STREET; THENCE WITH THE CENTER LINE OF THE SAME, SOUTH 49 DEG. EAST 25.9 FEET TO A POINT AND SOUTHEASTERLY 104 FEET TO A FENCE POST; THENCE WITH A FENCE, SOUTHWESTERLY 221 FEET TO THE MARGIN OF IDLEWILD DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTH 27 DEG. 30 MIN. WEST 89.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. CHANDLER, BY DEED FROM STEVEN R. WEATHERFORD OF RECORD IN INSTRUMENT 200007030065986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO TIFFANY LYNN SANDERSON MCNEAL AND JAMES L. CHANDLER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 200007070067511, REGISTER'S OFFICE FOR SAID COUNTY.

I, I. DYKE TATUM, Substitute Trustee, convey to DILLARD HOLDINGS, LLC 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, 2004.

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, 2004.

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 $54,500.00

Affiant

Subscribed and sworn to before me, this day of January 6, 2004.

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