Davidson County DEEDTRS
Recvd: 02/09/04 11:08 2pgs
Fees:12.00 Taxes:0.00
20040209-0015273

22

03-1875-DM
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
323 FORREST PARK ROAD
MADISON, TN 37115
MAP/PARCEL 43-13-A 81

New Owner - Send Tax Bills:
THE SECRETARY OF VETERANS AFFAIRS
110 NINTH AVE. SOUTH
NASHVILLE, TN. 37203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 12, 1995, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by EVA RENEE FRANKLIN, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $28,000.00, principal and interest at 9.000 per annum on the unpaid balance, said Deed of Trust being recorded Book 9702, Page 112 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 20040114-0005746 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: January 15, 2004 / January 22, 2004 / January 29, 2004, 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 February 9, 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time AMSOUTH BANK, submitted the highest and best bid in the amount of $20,000.00.

AND, WHEREAS, for valuable consideration AMSOUTH BANK, has assigned its bid over to its successor in interest, FEDERAL HOME LOAN MORTGAGE CORPORATION, and has instructed the Substitute Trustee to convey to FEDERAL HOME LOAN MORTGAGE CORPORATION,, as its assignee and successor.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FEDERAL HOME LOAN 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 DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. 7-1 OF ROBIN HOOD CONDOMINIUMS CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED, WHICH WAS EXECUTED GY CENTRAL TENNESSEE INVESTMENT COMPANY, IN.C, OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO EVA RENEE FRANKLIN, UNMARRIED, BY DEED FROM FRANK H. SANDERS, UNMARRIED, OF RECORD IN BOOK 9702, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FEDERAL HOME LOAN 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 hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on February 9, 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, the bargainor, 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 NASHVILLE, Tennessee, on February 9, 2004.

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 $20,000.00

Affiant

Subscribed and sworn to before me, on February 9, 2004.

Notary Public

My Commission Expires: 11/25/06

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203