22

03-2005-IN
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 44-11 85
406 HADLEY AVENUE
OLD HICKORY, TN 37138

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

Davidson County DEEDTRS
Recvd: 03/02/04 11:15 2pgs
Fees:13.00 Taxes:185.00
20040302-0023464

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 30, 2000, WILLIAM D. CASTLEMAN, was named Trustee in a Deed of Trust of even date executed by BILLIE JO RITTERBERRY, AND HUSBAND, STEVEN CARL RITTERBERRY conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $69,525.00, principal and interest at 5.50% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 200004040033776 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 20040302-0023388 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 29, 2004 / February 5, 2004 / February 12, 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 24, 2004, at 11:00 AM and continued to March 2, 2004, 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 FL, CORAL GABLES, FL 33134, submitted the highest and best bid in the amount of $50,000.00

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:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 181, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, IN BOOK 1424, PAGE 68, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 57 FEET ON HADLEY AVENUE AND CONTAINING 0.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BILLIE JO RITTERBERRY BY DEED FROM PREMIER CONSTRUCTION COMPANY OF RECORD IN INSTRUMENT 200004040023775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to IB PROPERTY HOLDING, 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 March 2, 2004.

I. DYKE TATUM
Substitute Trustee

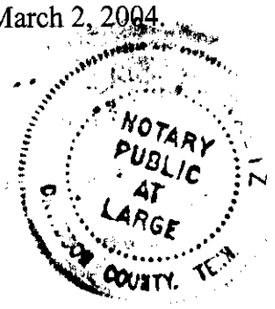
STATE OF TENNESSEE

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 March 2, 2004.

Melanie L Watts
Notary Public



My Commission Expires:11/25/06.

STATE OF TENNESSEE

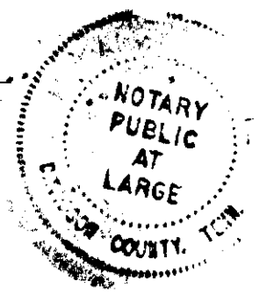
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this day of March 2, 2004.

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