Davidson County DEEDTRS
Recvd: 03/02/04 13:53 2pgs
Fees:13.00 Taxes:666.00
20040302-0023582

04-0001-AS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 142-14-B 1.00
7500 OLD HARDING ROAD
NASHVILLE, TN 37221

NO MORTGAGE
New Owner - Send Tax Bills:
MARTIN S. KOMISAR, TRUSTEE
7500 OLD HARDING ROAD
NASHVILLE, TN 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 12, 1997, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by RONALD JAMES MARSHALL conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $80,500.00, principal and interest at 7.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10741, Page 386 and Rerecorded on November 27, 2001 Instrument 20011127-0129482 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 20040204-0013794 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: February 5, 2004 / February 12, 2004 / February 19, 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 March 2, 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 MARTIN S. KOMISAR, TRUSTEE, 7500 OLD HARDING ROAD, NASHVILLE, TN 37221 submitted the highest and best bid in the amount of $180,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MARTIN S. KOMISAR 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 LOT NO. 1, RIVER PLANTATION, , SECTION VIII, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGES 475 & 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD JAMES MARSHALL BY DEED FROM JOY ANN HARRIS MARSHALL OF RECORD IN BOOK 10260, PAGE 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to MARTIN S. KOMISAR, TRUSTEE 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.

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 $180,000.00

Affiant

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

Notary Public

My Commission Expires: 11/25/06

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