03-2087-THDA
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 23 9
2394 CLAY LICK ROAD
WHITES CREEK, TN 37189

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY #1114
NASHVILLE TN, 37243-0900

Davidson County DEEDTRS
Recvd: 03/11/04 12:35 3pgs
Fees:17.00 Taxes:0.00
20040311-0028174

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 31, 1997, D. M. GRISHAM, was named Trustee in a Deed of Trust of even date executed by TERESA D. GULLEDGE, AN UNMARRIED WOMAN conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $73,500.00, principal and interest at 7.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10404, Page 850 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 20040220-0019910 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 12, 2004 / February 19, 2004 / February 26, 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 11, 2004, at 11:00 AMOUTSIDE 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY #1114, NASHVILLE, TN 37243-0900 submitted the highest and best bid in the amount of $73,741.07

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY 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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERESA D. GULLEDGE, AN UNMARRIED WOMAN, BY DEED FROM TERESA R. KEMPER AND HUSBAND, GARY R. KEMPER OF RECORD IN BOOK 10404, PAGE 846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY 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 11, 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 11, 2004.

Melanie L Walk
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $73,741.07

Affiant

Subscribed and sworn to before me, this day of March 11, 2004.

Melanie L Walk
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

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

"EXHIBIT A"

TRACT NO. 1:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made in December 1945, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract in question, being M. G. McCarley's southeast corner, thence along McCarley's easterly line, North 36 deg. East 600 feet to a post in Hamer's line; thence along with Hamer's line South 81 deg. 40' East 140 feet to a post and continuing with Hamer's line, South 6 deg. 20' West 415 feet to a post, being at the northeast corner of a tract of 1.45 acres, shown on said survey; thence with the north line of said 1.45 acre tract, North 57 deg. 40' West 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, South 32 deg. 20' West 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of the same, North 57 deg. 40' West 197.5 feet to the beginning.

INCLUDED in the above-referenced property, but expressly EXCLUDED from this conveyance is the following land condemned by the State of Tennessee by Final Consent Judgment of record in Book 4584, Page 552, said Register's Office, and being more particularly described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, to-wit: Beginning at a point in the center of Clay Lick Road, said point being Willie Bell Barlow's southwest corner; thence with said road North 61 deg. 10' 10" West 200 feet more or less to a point in the W. W. McCarley's southeast boundary line; thence with said boundary line North 36 deg. 30' East 40 feet; thence southeastwardly 210 feet more or less to Willie Bell Barlow's westerly boundary line; thence with said boundary line South 36 deg. 30' West 55 feet more or less to the point of beginning.