04-0027-ML

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SOUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 134-9 19
3909 ECKHART DRIVE
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
132 WELSH ROAD, STE. 100
HORSHAM, PA 19044

Davidson County DEEDTRS
Recvd: 03/29/04 11:18 2pgs
Fees:13.00 Taxes:341.88
20040329-0034877

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 11, 2003, REAL ESTATE LOAN SERVICE OF TENNESSEE, was named Trustee in a Deed of Trust of even date executed by ALPHONZO STARKEY AND WIFE, SHEILA STARKEY conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $96,000.00, principal and interest at 9.6% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20030319-0036171 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 20040318-0030804 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 AM and continued to March 29, 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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 132 WELSH ROAD, STE 100, HORSHAM, PA 19044, submitted the highest and best bid in the amount of $92,400.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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, BIENG THE LOT NO. 73 ON THE PLAN OF GREENWOOD HILLS, SECTION 4, AS OF RECORD IN BOOK 4955, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALPHONZO STARKEY AND WIFE, GWENDOLYN C. STARKEY BY DEED FROM FRANK J. BALTZ, JR., AND WIFE, MARY P. BALTZ OF RECORD IN BOOK 6196, PAGE 956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO ALPHONZO STARKEY BY QUITCLAIM DEED OF RECORD IN BOOK 10269, PAGE 559, REGISTER'S OFFICE FOR SAID COUNTY.

I, I. DYKE TATUM, Substitute Trustee, convey to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 29, 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 29, 2004.

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 $92,400.00

Affiant

Subscribed and sworn to before me, this day of March 29, 2004.

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