Davidson County DEEDTRS
Recvd: 06/07/04 12:56 2pgs
Fees:13.00 Taxes:166.50
20040607-0066884

04-0403-NS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 61-15 95
1125 ARDEE AVENUE
NASHVILLE, TN 37216

NO MORTGAGE
New Owner - Send Tax Bills:
EFD FORREST DEVELOPMENT LLC
929 MYATT INDUSTRIAL DRIVE
MADISON, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 21, 1987, CHARLES W. WALL, was named Trustee in a Deed of Trust of even date executed by SHEILA KAYE SMITH, UNMARRIED conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,696.00, principal and interest at 10.5000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7385, Page 626 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 20020624-0075620the 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: May 6, 2004 / May 13, 2004 / May 20, 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 June 2, 2004, at 11:00 AM 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 EFD FORREST DEVELOPMENT LLC, 929 MYATT INDUSTRIAL DRIVE, MADISON, TN 37115, submitted the highest and best bid in the amount of $45,000.00

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

BEING LOT NO. 11 ON THE PLAN OF SUNNYMEADE, BLOCK C, OF RECORD IN BOOK 974, PAGES 56 & 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, TOGETHER WITH THE FOLLOWING ITEMS OF PROPERTY WHICH ARE LOCATED IN AND INSTALLED AS PART OF THE IMPROVEMENTS ON SAID LAND:

REFRIGERATOR; RANGE/OVEN

BEING THE SAME PROPERTY CONVEYED TO VAN RICHMOND AND WIFE, MARY RICHMOND BY DEED FROM ROXANNE B. ISHAM, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT 20010720-0077166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO RICHMOND PROPERTIES LAND TRUST, SCOTT PIERCE, TRUSTEE BY QUITCLAIM DEED FROM VAN M. RICHMOND AND WIFE, MARY E. RICHMOND OF RECORD IN INSTRUMENT 20030110-0004583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to EFD FORREST DEVELOPMENT 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 June 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 June 2, 2004.

Melanee L Walts
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 $45,000.00

Affiant

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

Melanee L Walts
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