Davidson County DEEDTRS
Recvd: 06/08/04 14:38 2pgs
Fees:12.00 Taxes:0.00
20040608-0067846

22

04-0394-CI
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN. 37203
MAP/PARCEL 105-15 57

New Owner - Send Tax Bills:
FEDERAL NATIONAL MORTGAGE ASSOC
3900 WISCONSIN AVE., NW
DRAWER: LR
WASHINGTON, DC 20016-2899

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 31, 2001, TISHA C. BALDWIN, was named Trustee in a Deed of Trust of even date executed by STACEY BATTLE AND HUSBAND, KEITH COVINGTON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,500.00, principal and interest at 10.5 per annum on the unpaid balance, said Deed of Trust being recorded Instrument 20010309-0022403 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 20040505-0051258 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: 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, 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 1000 TECHNOLOGY DRIVE, MS #3N/314, O'FALLON, MO 63304-2240, submitted the highest and best bid in the amount of $ 59,000.00

AND, WHEREAS, for valuable consideration MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., has assigned its bid over to its successor in interest, FEDERAL NATIONAL MORTGAGE ASSOCIATION and has instructed the Substitute Trustee to convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as its assignee and successor.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION 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 THE COUNTY OF DAVIDSON:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY BRANSFORD AVENUE, AND BEING LOT 19 ON THE VINE HILL HOMES AS OF RECORD IN PLAT BOOK 9700, PAGE 870, R.O.D.C., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE WESTERLY MARGIN OF BRANSFORD AVENUE, 1150.80 FEET FROM THE CENTERLINE OF BENTON AVENUE; THENCE, WITH BRANSFORD AVENUE, S19 DEGREES 15' 00" E, 60.00 FEET; THENCE, LEAVING SAID AVENUE, S 70 DEGREES 45' 00" W, 114.00, TO LOT 3 OF VINE HILL LLC; THENCE, WITH LOT 3, N 19 DEGREES 15' 00" W. 60.00 FEET; THENCE A COMMON LINE WITH LOT 18, N 70 DEGREES 45' 00" E, 114.00, TO THE POINT OF BEGINNING. CONTAINING 0.157 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STACEY BATTLE BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., OF RECORD IN INSTRUMENT 20010309-0022402, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID STACY BATTLE COVINGTON HAS SINCE DIED AND IS SURVIVED BY HER HEIRS AT LAW.

I, I. DYKE TATUM, Substitute Trustee, convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 hereinabove 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, the bargainor, 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 NASHVILLE, Tennessee, on June 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 $ 59,000.00

Affiant

Subscribed and sworn to before me, on June 2, 2004.

Notary Public

My Commission Expires: 11/25/06

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203