04-0348-NS

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 51-1 7
1014 DUE WEST AVENUE NORTH
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
NEW SOUTH FEDERAL SAVINGS BANK
P.O. BOX 830180
BIRMINGHAM, AL 35210

Davidson County DEEDTRS
Recvd: 07/13/04 11:07 2pgs
Fees:13.00 Taxes:317.83
20040713-0083233

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 6, 2001, THOMAS L. MOSER, was named Trustee in a Deed of Trust of even date executed by VAN M. RICHMOND, HUSBAND AND MARY E. RICHMOND, WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $81,000.00, principal and interest at 8.375% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20010808-0085300 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 20040622-0073800 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: June 17, 2004 / June 24, 2004 / July 1, 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 July 13, 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 NEW SOUTH FEDERAL SAVINGS BANK, P.O. BOX 830180, BIRMINGHAAM, AL 35210, submitted the highest and best bid in the amount of $85,900.52

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to NEW SOUTH FEDERAL SAVINGS BANK 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 13 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY OF JOHN KOHL, DATED DECEMBER 2, 1968 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF NEW DUE WEST AVENUE, SAID POINT BEING LOCATED 1905.97 EAST OF THE INTERSECTION OF THE NORTHERLY MARGIN OF NEW DUE WEST AVENUE AND THE EASTERLY MARGIN OF DICKERSON ROAD, THENCE NORTHWARDLY 588.7 FEET, MORE OR LESS, TO A POINT; THENCE EASTWARDLY 50 FEET TO A POINT; THENCE SOUTHWARDLY 592.95 FEET TO A POINT AT THE NORTHERLY MARGIN OF NEW DUE WEST AVENUE; THENCE WITH THE SAID MARGIN WESTERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VAN M. RICHMOND AND WIFE, MARY RICHMOND BY DEED FROM BENLYNN K. BOYLE, UNMARRIED, OF RECORD IN INSTRUMENT 20010808-0085299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO SCOTT PIERCE, TRUSTEE, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20030110-004583, AND FURTHER CONVEYED TO LAUREN FOSTER BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20030729-0106401, REGISTER'S OFFICE FOR SAID COUNTY.

I, I. DYKE TATUM, Substitute Trustee, convey to NEW SOUTH FEDERAL SAVINGS BANK 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 July 13, 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 July 13, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $85,900.52

Affiant

Subscribed and sworn to before me, this day of July 13, 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