This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 133-12-100
426 TAMPA DRIVE
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES ROBERTS
SUITE 200
201 THOMPSON LANE
NASHVILLE, TN 37211

Davidson County DEEDTRS
Recvd: 09/30/04 11:44 2pgs
Fees:13.00 Taxes:321.90
20040930-0117834

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on FEBRUARY 3, 1994, BUFORD E. CANTRELL was named Trustee in a Deed of Trust of even date executed by CECELIA J. WEEDEN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,431.00, principal and interest at 6.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 9242, Page 885, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, J. PHILLIP JONES, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Instrument No. 20040824-0102323 in the Register's Office for Davidson County, Tennessee; I, J. PHILLIP JONES, 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: SEPTEMBER 2, 2004, SEPTEMBER 9, 2004, SEPTEMBER 16, 2004, in 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 WEDNESDAY, SEPTEMBER 29, 2004, at 12:00 P.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501 (ENTER THE NORTHWEST ENTRANCE NEAR 6$^{TH}$ AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, 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 JAMES ROBERTS, SUITE 200, 201 THOMPSON LANE, NASHVILLE, TN 37211, submitted the highest and best bid in the amount of $58,900.00.

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to JAMES ROBERTS, his 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, being Lot No. 54 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 67.6 feet on the easterly side of Tampa Drive and runs back 217.00 on the southerly lot line and 208.85 feet on the northwesterly lot line to a line in the rear which measures 68.10 feet thereon, subject to Avigation Easement and Contract in Book 9242, page 883, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cecelia J. Weeden by deed from Metro Airport Authority of Record in Book 9242, Page 880, as corrected in Book 9403, page 936 and Book 9304, page 481, Register's Office for Davidson County, Tennessee.

I, J. PHILLIP JONES, Substitute Trustee, convey to JAMES ROBERTS 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 September 29, 2004.

J. PHILLIP JONES
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, J. PHILLIP JONES, 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 September 29, 2004.

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $58,900.00.

Affiant

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

TAI

Notary Public

My Commission Expires: March 26, 2005

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept 20 04

Deputy Register