04-0774-PC
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 165-14 148
4877 PEPPERTREE DRIVE
ANTIOCH, TN 37013

NO MORTGAGE
New Owner - Send Tax Bills:
PREMIUM CAPITAL
7119 E. SHEA BLVD., #109-466
SCOTTSDALE, AZ 85254

Davidson County DEEDTRS
Recvd: 10/19/04 13:28 2pgs
Fees:13.00 Taxes:32.19
20041019-0125602

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 8, 2000, BILL R. MCLAUGHLIN, was named Trustee in a Deed of Trust of even date executed by OLIVER T. MYRACLE AND JANET L. MYRACLE, HUSBAND AND WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $22,000.00, principal and interest at 10.85% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 200002150015105 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 20040923-0115221 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: September 16, 2004 / September 23, 2004 / September 30, 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, SUBJECT TO THE PRIORITY OF A FIRST MORTGAGE IN FAVOR OF UNION PLANTERS BANK, N.A., OF RECORD IN INSTRUMENT 200002150015104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on October 19, 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 PREMIUM CAPITAL, 7119 E. SHEA BLVD., #109-465, SCOTTSDALE, AZ 85254, submitted the highest and best bid in the amount of $8,700.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to PREMIUM CAPITAL 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, STATE OF TENNESSEE:

BEING LOT NO. 121, PEPPERTREE FOREST SUBDIVISION, SECTION 14 OF RECORD IN BOOK 7900, PAGE 501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO OLIVER T. MYRACLE AND WIFE, JANET L. MYRACLE, BY DEED FROM JERRY D. BUTLER AND WIFE, GEORGIA BUTLER, OF RECORD IN BOOK 9351 PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to PREMIUM CAPITAL 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 October 19, 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 October 19, 2004.

Notary Public

MELANIE L. WALTZ 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 $8,700.00

Affiant

Subscribed and sworn to before me, this day of October 19, 2004.

Notary Public

MELANIE L. WALTZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

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