04-0781-UP

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 155-3-D 71 CO
6932 HARPETH GLEN TRACE
NASHVILLE, TN 37221

NO MORTGAGE
New Owner - Send Tax Bills:
DUANE WARD
2040 LYNNWOOD DRIVE
NASHVILLE, TN 37069

Davidson County DEEDTRS
Recvd: 10/29/04 10:05 2pgs
Fees:13.00 Taxes:629.37
20041029-0129958

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 21, 1997, GEORGE V. KINNEY AND BILL R. MCLAUGHLIN, was named Trustee in a Deed of Trust of even date executed by CARLO GIORDANO, A MARRIED PERSON conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $139,100.00, principal and interest at 8.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10401, Page 702 and Rerecorded on July 8, 1997 , in Book 10521, Page 791, 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 20040921-0113277 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, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on October 19, 2004, at 11:00 AM and continued to October 25, 2004, 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 DUANE WARD, 2040 LYNNWOOD DRIVE, NASHVILLE, TN 37069 submitted the highest and best bid in the amount of $170,100.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey DUANE WARD, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF FIRST REVISION , SECTION 2, ALLENS GREEN, OF RECORFD IN BOOK 9700, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CARLO GIORDANO AND WIFE, MARIE GIRODANO, BY DEED FROM ZARING HOMES, INC. OF RECORD IN BOOK 10401 PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO CEEGEE PROPERTIES, LLC BY QUITCLAIM DEED FROM CARLO GIORDANO AND WIFE, MARIE GIORDANO, OF RECORD IN BOOK 11010 PAGE 17, SAID REGISTER'S OFFICE. PROPERTY WAS THEN CONVEYED TO CEE GEE ACQUISITIONS, INC. BY QUITCLAIM DEED FROM FRANCOIS E. GIORDANO, CHIEF MANAGER, CEEGEE PROPERTIES, LLC, OF RECORD IN INSTRUMENT 20031113-0165841. PROPERTY WAS THEN CONVEYED TO NATIONS CREDIT FINANCIAL SERVICES

CORPORATION BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT 20040621-0073033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to DUANE WARD 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 25, 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 25, 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 $170,100.00

Affiant

Subscribed and sworn to before me this day of October 25, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:11/25/2004

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