Davidson County DEEDTRS
Recvd: 11/15/04 11:17 2pgs
Fees:13.00 Taxes:299.38

20041115-0136729

27

04-0840-DM
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 107-13 115

New Owner - Send Tax Bills:
FEDERAL HOME LOAN MORTGAGE CORP
8200 JONES BRANCH DRIVE, MS 387
MCLEAN, VA 22102-3110

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 25, 1997, GUARANTY TITLE COMPANY, A TENNESSEE CORPORATION, was named Trustee in a Deed of Trust of even date executed by SAMUEL A. BORING AND PATRICIA L. BORING, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $69,900.00, principal and interest at 8.625 per annum on the unpaid balance, said Deed of Trust being recorded Book 10549, Page 317 AND AS CORRECTED IN INSTURMENT 20040723-0088454 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 20041018-0124688 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: October 14, 2004 / October 21, 2004 / October 28, 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 November 10, 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 AMSOUTH BANK, 8200 JONES BRANCH DRIVE, MS 387, MCLEAN, VA 22102-3110, submitted the highest and best bid in the amount of $80,912.38.

AND, WHEREAS, for valuable consideration AMSOUTH BANK, has assigned its bid over to its successor in interest, FEDERAL HOME LOAN MORTGAGE CORPORATION and has instructed the Substitute Trustee to convey to FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 HOME LOAN MORTGAGE CORPORATION 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:

BEING LOT NO. 39 ON THE MAP OF MIRO MEADOWS SUBDIVISION OF RECORD IN BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL A. BORING AND WIFE, PATRICIA L. BORING BY DEED FROM JOHN L. PEARSON OF RECORD IN BOOK 10549, PAGE 314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 November 10, 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 November 10, 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 $80,912.38

Affiant

Subscribed and sworn to before me, on November 10, 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