Davidson County DEEDTRS
Recvd: 11/15/04 11:17 2pgs
Fees:13.00 Taxes:264.18
20041115-0136730

27

04-0925-US
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 43-1 161
301 SARVER AVENUE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S BANK NATIONAL ASSOCIATION N.D.
205 W. FOURTH STREET, STE. 500
CINCINNATI, OH 45202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 12, 2003, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, was named Trustee in a Deed of Trust of even date executed by SARA RAE DIAS conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $102,000.00, principal and interest at 6.7% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20030325-0039177 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 20041018-0124685 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 herein above mentioned equities as provided in said Deed of Trust, at which time U.S BANK NATIONAL ASSOCIATION N.D., 205 W. FOURTH STREET, STE. 500, CINCINNATI, OH 45202, , submitted the highest and best bid in the amount of $71,400.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to U.S BANK NATIONAL ASSOCIATION N.D. 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF PART OF LOTS L & K ON THE PLAN OF W.P. READY SUBDIVISION OF THE THORNTON TRACT, WHICH IS OF RECORD IN PLAT BOOK 5190, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SARA RAE DIAS BY DEED FROM GERALD STEVEN DIAS OF RECORD IN BOOK 11542, PAGE 901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to U.S BANK NATIONAL ASSOCIATION N.D. 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 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, 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 November 10, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $71,400.00

Affiant

Subscribed and sworn to before me, this day of November 10, 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