04-0937-THDA
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 34-13 144
110 MCKINLEY STREET
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
DALE QUILLEN AND MICHAEL FLANAGAN
95 WHITE BRIDGE ROAD, STE. 208
NASHVILLE, TN 37205-1483

Davidson County DEEDTRS
Recvd: 11/30/04 12:07 2pgs
Fees:13.00 Taxes:70.30
20041130-0142142

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 27, 1978, ERNEST TURNBULL, was named Trustee in a Deed of Trust of even date executed by DANNY HOWARD BASFORD AND WIFE, IRMA LEE BASFORD conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $20,500.00, principal and interest at 7.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5369, Page 142 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 20041020-0126174 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 7, 2004 / October 14, 2004 / October 21, 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 1, 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 DALE QUILLEN AND MICHAEL FLANAGAN, 95 WHITE BRIDGE ROAD, STE. 208, NASHVILLE, TN 37205-1483 submitted the highest and best bid in the amount of $19,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to DALE QUILLEN AND MICHAEL FLANAGAN its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, BLOCK "C" IN EASTLAWN SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 153, (ERRONEOUSLY REFERRED TO AS PAGE 154 IN PRIOR CONVEYANCE) REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANNY HOWARD BASFORD AND WIFE, IRMA LEE BASFORD BY DEED FROM JERRY M. HARGIS OF RECORD IN BOOK 5369, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO IRMA LEE BASFORD (N/K/A IRMA LEE PRICE) BY QUITCLAIM DEED OF RECORD IN BOOK 6524, PAGE 496, REGISTER'S OFFICE FOR SAID COUNTY.

I, I. DYKE TATUM, Substitute Trustee, convey to DALE QUILLEN AND MICHAEL FLANAGAN 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 1, 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 1, 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 $19,000.00

Affiant

Subscribed and sworn to before me, this day of November 1, 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