04-0892-AS

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 108-12 139
1456 QUAIL RUN
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - ~~Send Tax Bills~~:
ATUL KAPADIA & DHARINI KAPADIA
3233 TRAILS END DRIVE
NASHVILLE, TN 37214
Send tax bills to
ATUL KAPADIA
1456 Quail Run Ct
Nashville TN 37214

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 28, 1997, GUARANTY TITLE COMPANY, A TENNESSEE CORPORATION, was named Trustee in a Deed of Trust of even date executed by NERESH KUMAR AND WIFE, RENU BALA conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $58,913.00, principal and interest at 7.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10476, Page 858 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 20041203-0144052 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: November 25, 2004 / December 2, 2004 / December 9, 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 December 17, 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 ATUL KAPADIA AND DHARINI KAPADIA, 3233 TRAILS END DRIVE, NASHVILLE, TN 37214, submitted the highest and best bid in the amount of $98,700.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ATUL KAPADIA AND DHARINI KAPADIA 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. 13 ON THE PLAN OF TRAILWOOD SUBDIVISION SECTION TWO, OF RECORD IN PLAT BOOK 6050, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NERESH KUMAR, UNMARRIED, BY DEED FROM SURDENDRA K. SUBRAMANIAN AND WIFE, CAROLYN SUBRAMANIAN OF RECORD IN BOOK 9880, PAGE 941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 12/17/04 15:39 2pgs
Fees:13.00 Taxes:365.19
20041217-0150524

I, I. DYKE TATUM, Substitute Trustee, convey to ATUL KAPADIA AND DHARINI KAPADIA 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 December 17, 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 December 17, 2004.

Notary Public

NOTARY PUBLIC AT LARGE WALTZ 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 $98,700.00

Affiant

Subscribed and sworn to before me, this day of December 17, 2004.

Notary Public

My Commission Expires: 11/25/06

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