04-0964-PW
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 53-12 43
159 PARK CIRCLE
OLD HICKORY, TN 37138

NO MORTGAGE
New Owner - Send Tax Bills:
JP Morgan Chase Bank
as successor-in-interest to Bank One, N.A.
8004 Indiana, Suite B-12
Lubbock, TX 79423

Davidson County DEEDTRS
Recvd: 01/12/05 11:25 2 pgs
Fees:13.00 Taxes:273.80
20050112-0004468

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 23, 2002, DAVID A. NEAL, was named Trustee in a Deed of Trust of even date executed by JAMES R. RAWLS AND KAY R. RAWLS, HUSBAND AND WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,950.00, principal and interest at 9.1250% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20020927-0117725 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 20041221-0151844 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: December 16, 2004 / December 23, 2004 / December 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 January 12, 2005, 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 JP Morgan Chase Bank as successor-in-interest to Bank One, N.A., 8004 Indiana , Suite B-12, Lubbock, TX 79423 , submitted the highest and best bid in the amount of $74,000.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to JP Morgan Chase Bank as successor-in-interest to Bank One, N.A., 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 THE SOUTHERLY OR SOUTHEASTERLY PART OF LOT NO. 19 OF BLOCK "B" ON THE MAP OF SUBDIVISION NO. 3 OF LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, TENNESSEE, AS OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 59.6 FEET ON THE NORTHWESTERLY SIDE OF PARK CIRCLE AND RUNS BACK BETWEEN LINES 96.2 FEET ON THE SOUTHWESTERLY MARGIN OF BECKER AVENUE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 58.4 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. RAWLS AND KAY R. RAWLS, HUSBAND AND WIFE, BY DEED FROM DAVID W. WILKINSON AND WIFE, JOY B. WILKINSON OF RECORD IN INSTRUMENT 20020927-0117724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to JP Morgan Chase Bank as successor-in-interest to Bank One, N.A., 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 January 12, 2005.

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 January 12, 2005.

Notary Public

My Commission Expires: 1/27/07.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me, this day of January 12, 2005.

Notary Public

My Commission Expires: 1/27/07.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228