#22

F04-0223BV
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 071-08-0-179.00
516 NORTH AVENUE
NASVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
IB PROPERTY HOLDINGS, LLC
4425 PONCE DE LEON BLVD.
CORAL GABLES, FL 33146

Davidson County DEEDTRS
Recvd: 01/27/05 09:34 2 pgs
Fees:13.00 Taxes:153.29
20050127-0009957

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 3, 2003, REALTY TITLE, was named Trustee in a Deed of Trust of even date executed by RICHARDA KATHERINE JOHNSON, A SINGLE WOMAN conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $44,560.00, principal and interest at 8.24% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20031017-0154021 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 20050118-0006112 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 30, 2004 / January 6, 2005 / January 13, 2005, 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 26, 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 IB PROPERTY HOLDINGS, LLC, a 4425 PONCE DE LEON BLVD., CORAL GABLES, FL 33146 , submitted the highest and best bid in the amount of $31,430.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to IB PROPERTY HOLDINGS, LLC, 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 THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN PLAT BOOK 1130, PAGE 91-93 SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARDA KATHERINE JOHNSON BY DEED FROM JANICE A. MORRIS, UNMARRIED, OF RECORD IN INSTRUMENT 20031017-0154020, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to IB PROPERTY HOLDINGS, LLC 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 26, 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 26, 2005

Notary Public

My Commission Expires: 4/27/07.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $41,430.00.

Affiant

Subscribed and sworn to before me, this day of January 26, 2005.

Notary Public

My Commission Expires: 4/27/07.

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