This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

NO MORTGAGE
New Owner - Send Tax Bills:
KENNETH DAVIS
2160 RIVERWAY DR.
OLD HICKORY, TENNESSEE 37138

Map/Parcel: 81-11-199
Map/Parcel 81-15-338
TRACT I - 1615 17TH AVENUE NORTH, NASHVILLE, TN 37208
TRACT II – 1604 KNOWLES STREET, NASHVILLE, TN 37208

Davidson County DEEDTRS
Recvd: 04/05/05 14:38 2 pg
Fees:13.00 Taxes:385.03
20050405-0037276

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JANUARY 29, 1999, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by **NARESH KUMAR AND DIPAK LACHMANDAS,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$102,262.50** Principal and interest at **7.40%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11325, PAGE 762,** 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 # 20050209-0014919 and re-recorded in Instrument # 20050401-0035390,** 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: **FEBRUARY 17, 2005/FEBRUARY 24, 2005/MARCH 3, 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 March 11, 2005 and continued by public announcement on **APRIL 1, 2005, at 11:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE I I. DYKE TATUM,** 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 **KENNETH DAVIS, 2160 RIVERWAY DR. OLD HICKORY, TENNESSEE, 37138,** submitted the highest and best bid in the amount of **$104,061.03**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **KENNETH DAVIS** 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:
TRACT I known as 1615 17th Avenue North, Nashville, TN 37208
Being the northerly fifty feet of Lot No. 386 on the Plan of McGavock,Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's office for Davidson County.
Said part of Lot No. 386 fronts 50 feet on the west side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.
TRACT II known as 1604 Knowles Street, Nashville, TN 37208
Lot No. 19 in Underwood's Addition to North Nashville, a plan of which is of record in Book 21, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Naresh Kumar and Dipak Lachmandas by deed from Orlando E. Gonzalez a/k/a O. J. Gonzalez, of record in Book 11325, page 759, Register's Office for Davidson County, Tennessee..

I, **I. DYKE TATUM**, Substitute Trustee, convey to **KENNETH DAVIS.**, 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 APRIL 1, 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 APRIL 1, 2005

Notary Public

My Commission Expires: March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$104,061.03**

Affiant

Subscribed and sworn to before me, this 1ST day of APRIL, 2005.

Notary Public

My Commission Expires: March 21, 2009