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

MAP/PARCEL 83-11-184
318-A RIVERSIDE DRIVE
NASHVILLE, TENNESSEE 37214

NO MORTGAGE
New Owner - Send Tax Bills:
NEW SOUTH, FSB
P.O. BOX 830180
210 AUTOMATION WAY
BIRMINGHAM, AL 35210

Davidson County DEEDTRS
Recvd: 05/13/05 10:35 2 pgs
Fees:13.00 Taxes:237.56
20050513-0054176

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 8, 2001, THOMAS L. MOSER** was named Trustee in a Deed of Trust of even date executed by **VAN M. RICHMOND, A MARRIED MAN AND MARY E. RICHMOND, A MARRIED WOMAN** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$53,910.00**, principal and interest at **8.375%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT 200108150088272 AND CORRECTED IN SHRIVENER'S AFFFIDAVIT DATED NOVEMBER 29, 2004 AND RECORDED AS INSTRUMENT 20041209-0146964** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **I. DYKE TATUM OR J. PHILLIP JONES EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT # 20041229-0154300** 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: **APRIL 14, 2005/APRIL 21, 2005/APRIL 28, 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 **FRIDAY MAY 13, 2005, AT 10:00 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 **NEW SOUTH FEDERAL SAVINGS BANK, P.O. BOX 830180, 210 AUTOMATION WAY, BIRMINGHAM, AL 35210**, submitted the highest and best bid in the amount of **$64,204.58**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **NEW SOUTH FEDERAL SAVINGS BANK.**, 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:

Being Lot Number 10-B on the Plan of Zone Lot Division Lots 7, 8, 9, 10 & 11, Phase Two of Section Five, Fortland Park of record in Plat Book 5200, page 415, and amended in Plat Book 6250, page 286, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete Description.
Being the same property conveyed to Van Richmond and Mary Richmond by Deed of record in Instrument No. 20010815-0088271, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO RICHMOND PROPERTIES LAND TRUST, SCOT PIERCE, TRUSTEE BY QUITCLAIM DEED DATED DECEMBER 11, 2002 AND RECORDED IN INSTRUMENT # 200301100004583 IN DAVIDSON COUNTY REGISTERS OFFICE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **NEW SOUTH FEDERAL SAVINGS BANK** 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 **MAY 13, 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 **MAY 13, 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 **$64,204.58**

Affiant

Subscribed and sworn to before me, this 13TH day of MAY, 2005.

Notary Public

My Commission Expires: March 21, 2009

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228