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

MAP 162-9C, PARCEL 555
555 CEDAR DRIVE
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA No. 20-20-6-0510441

Davidson County DEEDTRS
Recvd: 05/31/05 15:12 2 pgs
Fees:12.00 Taxes:0.00
20050531-0061162

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 30, 2003**, **CHARLES E. TONKIN, II** was named Trustee in a Deed of Trust of even date executed by **CARLOS SEGARRA DIAZ, UNMARRIED** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$53,500.00**, principal and interest at **5.65%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030808-0113602 AND RE-RECORDED IN INSTRUMENT NO. 20030909-0131377** 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 NO. 20050406-0037576** 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: **MAY 5, 2005/MAY 12, 2005/MAY 19, 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 27, 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 6TH 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 **$47,591.00.**

WHEREAS, **NEW SOUTH, FSB** has assigned its bid in said property to **SECRETARY OF VETERANS AFFAIRS**, his successors and assigns; and

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to SECRETARY OF VETERANS AFFAIRS, 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 Unit A, located on Lot No. 39, on the Plan of Cedarwood Condominiums Phase II (Revised) of record in Plat Book 5200, page 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Segarra-Diaz by deed dated July 30, 2003, of record in Instrument No. 20030808-0113601, Register's Office for said County.

I, **I. DYKE TATUM**, Substitute Trustee, convey to SECRETARY OF VETERANS AFFAIRS 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 27, 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 27, 2005**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$47,591.00.**

Affiant

Subscribed and sworn to before me, this 27TH day of MAY, 2005

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
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