This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
Map 92-2 Parcel 417
2408 ALBION ST.
NASHVILLE, TN 37208

NO MORTGAGE
New Owner - Send Tax Bills:
AUBREY HIAM
301 FAIRBANKS RD.
GOODLETTSVILLE, TN 37072

Davidson County DEEDTRS
Recvd: 08/22/05 10:23 2 pgs
Fees:13.00 Taxes:128.32
20050822-0099557

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JUNE 18, 1999, DAVID M. DIAMOND, PRESIDENT, was named Trustee in a Deed of Trust of even date executed by **SHEA T. A. COTTEN AND WIFE KETRA Y. COTTEN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$59,200.00,** principal and interest at **11.99%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11575 PAGE 357,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM EITHER OF WHOM MAY ACT,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20050810-0089644,** 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: **JULY 14, 2005/JULY 21, 2005/JULY 28, 2005** in **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, AUGUST 19, 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 **AUBREY HIAM, 301 FAIRBANKS RD., GOODLETTSVILLE, TN 37072,** submitted the highest and best bid in the amount of **$34,680.00.**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **AUBREY HIAM** 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. 167, BLOCK 8 (erroneously omitted from deed of trust) on the Plan of HOFFERNAN PLACE as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.
SAID LOT NO. 167 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ALBION STREET AND RUNS BACK BETWEEN PARALLEL LINES, 140 FEET TO AN ALLEY
BEING the same property conveyed to SHEA T. A. COTTEN AND WIFE KETRA Y. COTTEN by deed dated May 5, 1995 and being recorded in Book 9670, page 831, Register's Office of Davidson County, Tennessee.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **AUBREY HIAM**, 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 AUGUST 19, 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 AUGUST 19, 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 **$34,680.00**

Affiant

Subscribed and sworn to before me, this 19th day of AUGUST, 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
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228