22

(TURNER, STEVEN D./LN# 0000165100)
This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 56 PARCEL 59
4390 PECAN VALLEY ROAD
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
IB PROPERTY HOLDINGS, LLC
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Davidson County DEEDTRS
Recvd: 10/14/05 10:16 2 pgs
Fees:13.00 Taxes:369.38
20051014-0123938

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 22, 2000, AMERICAN TITLE COMPANY**, was named Trustee in a Deed of Trust of even date executed by **STEVEN D. TURNER AND WIFE, PATSY TURNER**, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$164,000.00**, principal and interest at **12.38%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20010220-0015340,** 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 # 20020201-0014405**, 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: **SEPTEMBER 15, 2005, SEPTEMBER 22, 2005, SEPTEMBER 29, 2005** in **THE NASHVILLE RECORD**, a newspaper of general circulation 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, OCTOBER 14, 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, 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., 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146**, submitted the highest and best bid in the amount of $99,833.40

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 TRACT NO. 8 AND PART OF TRACT NO. 7 OF THE W. LOUIS SIMPKINS PROPERTY AS DESCRIBED BY SURVEY OF LARRY BORUM, TENNESSEE NO. 1195, DATED JUNE 9, 1988, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PECAN VALLEY ROAD, AT AN IRON PIN BEING THE ORIGINAL NORTHEAST CORNER OF TURNER PROPERTY AS RECORDED IN BOOK 7302, PAGE 123,. SAID R.O., AND THE NORTHWEST CORNER OF TRACT NO. 7; THENCE S 28 DEG. 23' 16" E 190.91 FEET: THENCE S 13 DEG. 02' 31" E 555.53 FEET; THENCE S 64 DEG. 37' 41" W 306.69 FEET; THENCE N 83 DEG. 00' 32" W 8.3 FEET; THENCE N 18 DEG. 06' 52" W 204.97 FEET ; THENCE N 33 DEG. 48' 01" W 319.40 *FEET;* THENCE N 32 DEG. 02' 23" E 210.90 FEET; THENCE N 31 DEG. 57' 31" W 52.03 FEET TO THE SOUTHERLY MARGIN OF PECAN VALLEY ROAD; THENCE WITH SAID ROAD, N 56 DEG. 43 ' 52" E 147.52 FEET; THENCE N 49 DEG. 38' 56" E 125.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. TURNER, A MARRIED MAN ON FEBRUARY 6, 1996, BY DEED FROM LARRY B. TURNER AND WIFE MILDRED H . TURNER, FILED FOR RECORD ON FEBRUARY 16, 1996, IN BOOK 9950, PAGE 33, 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 **OCTOBER 14, 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 **OCTOBER 14, 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 $99,833.40

Affiant

Subscribed and sworn to before me, this **14th day of OCTOBER, 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