This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 34-5 GROUP A PARCEL 41.00
524 THOMAS JEFFERSON
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
AMSOUTH BANK
1501 WOODFIELD ROAD
SCHAUMBURG, IL 60173

Davidson County DEEDTRS
Recvd: 01/13/06 10:54 2 pg
Fees:13.00 Taxes:223.42

20060113-0005374

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on NOVEMBER 27, 1996, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by **BRIAN R. FITZGERALD,** conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$60,000.00,** principal and interest at **8.625%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10285 PAGE 112,** 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. 20060104-0000737,** 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: **DECEMBER 22, 2005/ DECEMBER 29, 2005/JANUARY 5, 2005** in **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 **FRIDAY, JANUARY 13, 2006, 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 **AMSOUTH BANK, 1501 WOODFIELD ROAD, SCHAUMBURG, IL 60173,** submitted the highest and best bid in the amount of **$60,384.84.**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **AMSOUTH 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 UNIT NO. 41 ON THE PLAN OF MONTICELLO MANOR, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO BRIAN R. FITZGERALD, BY DEED DATED NOVEMBER 27, 1996 AND RECORDED IN BOOK 10285 PAGE 109 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **AMSOUTH 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 JANUARY 13, 2006.

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 JANUARY 13, 2006

Notary Public

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

My Commission Expires: Nov. 2, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$60,384.84**

Affiant

Subscribed and sworn to before me, this 13th day of JANUARY 2006

Notary Public

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

My Commission Expires: Nov. 2, 2009

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