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

NO MORTGAGE
New Owner - Send Tax Bills:
MARVIN COOK
PO BOX 148761
NASHVILLE, TN 37214

PARCEL ID# 10808020300
3201 LAKEFORD DR. (ALSO KNOWN AS 3157 EAST LAKE DRIVE)
NASHVILLE, TN 37214

Davidson County DEEDTRS
Recvd: 06/19/06 13:32 2 pgs
Fees:13.00 Taxes:211.27
20060619-0072857

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 10, 1996, WILKINS & IVEY** were named Trustees in a Deed of Trust of even date executed by **DEAHONNE M. TEAL, UNMARRIED**, conveying to them as Trustees the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$55,828.00**, principal and interest at **6.50%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10048 PAGE 321** 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. 20060412-0041857** 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 21, 2006/APRIL 28, 2006/MAY 5, 2006** in **NASHVILLE BUSINESS JOURNAL**, 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 **JUNE 16, 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 **MARVIN COOK, PO BOX 148761, NASHVILLE, TN 37214**, submitted the highest and best bid in the amount of **$ 57,100.00.**

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to **MARVIN COOK**, 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 THE NORTHERLY PART OF LOT NO. 68 ON THE PLAN OF ZONE LOT DIVISION-LOTS 22 THRU 28 AND 68 THRU 73 OF RECORD IN BOOK 5200, PAGE 342, AMENDED IN BOOK 5800, PAGE 151 (ERRONOUSLY REFERRED TO AS PAGE 342 IN LEGAL ON DEED OF TRUST), REGISTER'S OFFICE FOR SAID COUNTY.
SAID PART OF LOT NO. 68 FRONTS 72.31 FEET ON THE BROKEN WESTERLY MARGIN OF EAST LAKE DRIVE AND LAKEFORD DRIVE AND EXTENDS BACK 161.32 FEET ON THE NOTHERLY LINE AND 175.83 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.
THE PROPERTY HEREIN CONVEYED IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5761 PAGE 355 AND BOOK 6005, PAGE 147 SAID REGISTER'S OFFICE, AND TO THE MATTERS SET FORTH IN THE REFERENCED PLAN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DEAHONNE M. TEAL BY DEED DATED MAY 10, 1996 AND OF RECORD IN BOOK 10048 PAGE 318 IN THE REGISTER'S OFFICE OF DAVIDSON CQUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to **MARVIN COOK** 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 **JUNE 16, 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 **JUNE 16, 2006**

Notary Public

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$57,100.00**

Affiant

Subscribed and sworn to before me, this 16TH day of JUNE 2006.

Notary Public

My Commission Expires: 3-21-09