This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 82-03-0-172
1014 STOCKELL STREET
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES ROBERTS
201 THOMPSON LANE
SUITE 200
NASHVILLE, TENNESSEE 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 30, 2002, JOHN T. MCMAHAN** was named Trustee in a Deed of Trust of even date executed by **MARY L. HARDEMAN**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$58,580.00**, principal and interest at **7.00%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020502-0054249** 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. 200607110082871** 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: **AUGUST 4, 2006/AUGUST 11, 2006/AUGUST 18, 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 **FRIDAY, SEPTEMBER 8, 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**, individually or by and through his agent, 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 **JAMES ROBERTS, 201 THOMPSON LANE, SUITE 200, NASHVILLE, TENNESSEE 37211**, submitted the highest and best bid in the amount of
$ 61,235.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to **JAMES ROBERTS**, 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 NORTH 5 FEET OF LOT NO. 35 AND THE SOUTH 40 FEET OF LOT NO. 36 IN THE BENEDICT LAND COMPANY'S SUBDIVISION OF NORTHEAST NASHVILLE, THIS IS SUBDIVISION OF THE LINDSLEY TRACT AND OF RECORD IN PLAN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS NUMBERS 35 AND 36 FRONT TOGETHER 45 FEET ON THE WESTERLY SIDE OF STOCKELL STREET AND RUN BACK BETWEEN PARALLEL LINES 179 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY L. HARDEMAN BY DEED DATED APRIL 30, 2002 AND BEING RECORDED IN INSTRUMENT NO. 20020502-0054248 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 09/11/06 11:51 2 pgs
Fees:13.00 Taxes:300.57
20060911-0112041

CK-UP

I, I. DYKE TATUM, Substitute Trustee, convey to **JAMES ROBERTS,** 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 **SEPTEMBER 8, 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 **SEPTEMBER 8, 2006**

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 $ 81,235.00

Affiant

Subscribed and sworn to before me, this **8TH day of SEPTEMBER, 2006.**

Notary Public

My Commission Expires: 3-21-09

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