This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 071 16 0 289.00
1203 MONTGOMERY AVE.
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
NOVASTAR MORTGAGE, INC.
8140 WARD PARKWAY, SUITE 300
KANSAS CITY, MO 64114

Davidson County DEEDTRS
Recvd: 11/20/06 08:22 2 pgs
Fees:13.00 Taxes:196.05

20061120-0143401

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JANUARY 31, 2005, BILLY ROSENBERG, was named Trustee in a Deed of Trust of even date executed by **MARY A. BAILEY**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$68,400.00**, principal and interest at **9.50%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050214-0016395**, 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. 20061013-0127130**, 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: **OCTOBER 20, 2006/ OCTOBER 27, 2006/NOVEMBER 3, 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, NOVEMBER 17, 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 **NOVASTAR MORTGAGE, INC., 8140 WARD PARKWAY, SUITE 300, KANSAS CITY, MO 64114**, submitted the highest and best bid in the amount of $ 52,986.51

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **NOVASTAR MORTGAGE, INC.,** 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:

SCHEDULE A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND SITUATED AND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF LOT NO. 380 AND ALL OF LOT NOS. 381 AND 382 ON THE PLAN OF OAKWOOD PARK OF RECORD IN BOOK 421 PAGE 12 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF MONTGOMERY AVENUE (FORMERLY NORTH 9TH STREET) AT THE POINT 85 FEET, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF RICHARDSON AVENUE; THENCE EASTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF SAID RICHARDSON AVENUE, 90 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE RIGHT OF WAY OF L & N RAILROAD; THENCE WITH THE SAME NORTHEASTERLY 69.6 FEET, MORE OR LESS, TO A CORNER OF LOT NUMBERS 382 AND 383; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTERLY 116 FEET TO THE EASTERLY MARGIN OF SAID MONTGOMERY AVENUE (FORMERLY 9TH STREET): THENCE WITH THE SAME SOUTHWARDLY 65 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY A. BAILEY BY DEED DATED SEPTEMBER 29, 1999 AND BEING RECORDED IN BOOK 11690 PAGE 446 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **NOVASTAR MORTGAGE, INC.**, 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 NOVEMBER 17, 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 NOVEMBER 17, 2006

Notary Public

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

My Commission Expires: 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,986.51

Affiant

Subscribed and sworn to before me, this 17TH day of NOVEMBER 2006.

Notary Public

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

My Commission Expires: 3-21-09

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