This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 09008019700
603 ANNEX AVENUE
NASHVILLE, TENNESSEE 37209

NO MORTGAGE
New Owner - Send Tax Bills:
GARY DUKE
7425 LAKEVIEW DRIVE
NASHVILLE, TN 37209

Davidson County DEEDTRS
Recvd: 12/27/06 09:20 2 pgs
Fees:13.00 Taxes:185.00
20061227-0158826

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 3, 1983, H. E. COLLINS** was named Trustee in a Deed of Trust of even date executed by **ROBERT ERNEST BIGGERS AND WIFE, ANNIE P. BIGGERS** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$35,000.00**, principal and interest at **12.0%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 6069, PAGE 599** 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 NO. 200611707-0138271 AND RE-RECORDED IN INSTRUMENT NO. 20061113-0139944** 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: **NOVEMBER 17, 2006/NOVEMBER 24, 2006/DECEMBER 1, 2006** in **NASHVILLE BUSINESS JOURNAL**, a newspaper published 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, DECEMBER 15, 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 **GARY DUKE, 7425 LAKEVIEW DRIVE, NASHVILLE, TN 37209**, submitted the highest and best bid in the amount of **$50,000.00**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM,** Substitute Trustee, do hereby sell, transfer and convey to **GARY DUKE**, 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 LOT NO. 3 OF THE REECE SUBDIVISION, OF PART OF LOT NO. 58 OF THE WEST NASHVILLE ANNEX AS OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 50 FEET ON THE WESTERLY SIDE OF ANNEX AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES NORTH 61° 30' WEST 175 FEET TO THE CENTER OF AN ALLEY, THE SAID BACK LINE MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT ERNEST BIGGERS AND WIFE ANNIE P. BIGGERS BY INSTALLMENT DEED DATED JUNE 3, 1983 AND RECORDED IN BOOK 6069 PAGE 599 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to **GARY DUKE** 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 **DECEMBER 15, 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 **DECEMBER 15, 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 **$50,000.00**

Affiant

Subscribed and sworn to before me, this 15TH day of DECEMBER 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
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228