This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 07115028400
1214 JOSEPH AVENUE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
INVERSTORS MORTGAGE LENDING, INC.
1303 N. ORANGE AVE
ORLANDO, FL 32804

Davidson County DEEDTRS
Recvd: 02/12/07 10:58 3 pgs
Fees:18.00 Taxes:347.78
20070212-0017771

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on MARCH 1, 2006, STEPHEN PEREZ, was named Trustee in a Deed of Trust of even date executed by **JOSHUA COHEN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$86,250.00,** principal and interest at **6.75%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060308-0026790,** 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. 20070123-0009006,** 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: **JANUARY 5, 2007/JANUARY 12, 2007/JANUARY 19, 2007** 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, FEBRUARY 9, 2007, AT 10:00 A.M. (LOCAL TIME) 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 **INVERSTORS MORTGAGE LENDING, INC., 1303 N. ORANGE AVE, ORLANDO, FL 32804,** submitted the highest and best bid in the amount of $ 93,993.93.

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

BEING THE SOUTHERLY 4 FEET OF LOT NO. 45 AND THE NORTHERLY 46 FEET OF LOT NO. 46 ON THE PLAN OF C. F. SHARPE AND W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY IN N. E. NASHVILLE, AS SHOWN OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PARTS OF LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE WESTERLY SIDE OF JOSEPH AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA COHEN, BY DEED DATED MARCH 1, 2006 AND BEING RECORDED IN INSTRUMENT NO. 20060308-0026789, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS SALE IS SUBJECT TO THE INTERNAL REVENUE SERVICE DEPARTMENT OF REVENUE REDEMPTION PERIOD.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **INVERSTORS MORTGAGE LENDING, 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 FEBRUARY 9, 2007

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 FEBRUARY 9, 2007

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 $93,993.93

Affiant

Subscribed and sworn to before me, this 9th day of FEBRUARY, 2007

Notary Public

My Commission Expires: 3-21-09

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

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

Law Offices
of
TATUM & JONES, PLLC

I. Dyke Tatum
J. Phillip Jones
Ben H. Thomas

Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

Phone (615)254-4430
Fax (615)254-4671

January 3, 2007

HAND DELIVERED

Tennessee Department of Revenue
500 Deaderick Street
Nashville, TN 37242

Re:	Borrower/Taxpayer:	**JOSHUA MARTIN COHEN**
	Entity ID No.:	**002 549-39-4047/000**
	Foreclosure Sale Date:	**FEBRUARY 9, 2007**
	Property:	**1214 JOSEPH AVENUE NASHVILLE, TN 37207**

Dear Sir or Madam:

This will serve as notification to the Tennessee Department of Revenue that real property and improvements which are affected by a State Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, FEBRUARY 9, 2007, AT 10:00 A.M. (LOCAL TIME) 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the State Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$92,878.01**. This amount includes an unpaid principal balance of **$86,250.00** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$6,628.01**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

TATUM & JONES, PLLC

J. Phillip Jones

JPJ/raa
Enclosures

RECEIVED BY: Eddie White

DATE: 1/10/07