This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 104 09 0 001.00
3805 PRINCETON AVE.
NASHVILLE, TENNESSEE 37205

NO MORTGAGE
New Owner - Send Tax Bills:
MARK W. KING AND WIFE JO ANNE J. KING
2134 KIDD ROAD
NOLENSVILLE, TN 37135

Davidson County DEEDTRS
Recvd: 02/23/07 10:07 2 pgs
Fees:13.00 Taxes:1209.90
20070223-0022710

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 17, 1997, JAMES R. BELLAR**, was named Trustee in a Deed of Trust of even date executed by **MELODIE THOMAS, A SINGLE WOMAN**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$175,000.00**, principal and interest at **6.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10692, PAGE 459,** 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. 20070122-0008902,** 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 26, 2007/ FEBRUARY 2, 2007/ FEBRUARY 9, 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 16, 2007, 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 **MARK W. KING AND WIFE JO ANNE J. KING, 2134 KIDD ROAD, NOLENSVILLE, TN 37135**, submitted the highest and best bid in the amount of **$287,000.00 .**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **MARK W. KING AND WIFE JO ANNE J. KING,** 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, TN, BEING LOT NO. 394 ON THE PLAN OF RICHLAND REALTY COMPANY'S SUBDIVISION "C", OF RECORD IN PLAT BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MELODIE THOMAS BY DEED DATED NOVEMBER 17, 1997 AND RECORDED IN BOOK 10692 PAGE 456 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **MARK W. KING AND WIFE JO ANNE J. KING**, 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 16, 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 16, 2007.**

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

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 $ 327,000

Affiant

Subscribed and sworn to before me, this **16TH** day of **FEBRUARY 2007.**

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 327,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF Feb 20 07

Deputy Register