This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 052 03 0 014.00
504 KINSEY BOULEVARD
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, N.A. ND
205 W. 4TH STREET SUITE 500
CINCINNATI, OH 45202

Davidson County DEEDTRS
Recvd: 06/16/08 14:30 2 pgs
Fees:13.00 Taxes:319.13
20080616-0061900

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 24, 2004**, **WILLIAM D. CASTLEMAN** was named Trustee in a Deed of Trust of even date executed by **EDDIE R. BOYD AND TIFFANY A. BOYD, HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$94,900.00**, principal and interest at **11.99%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20041202-0143534**, 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. 20080514-0049419**, 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: **MAY 16, 2008/ MAY 23, 2008/ MAY 30, 2008** 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, JUNE 13, 2008, AT 11:00 A.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK), OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, 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 **U.S. BANK, N.A. ND, 205 W. 4TH STREET, SUITE 500, CINCINNATI, OH 45201**, submitted the highest and best bid in the amount of $86,250.00

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, N.A. ND**, 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. 31 ON THE PLAN OF EAST MADISON ADDITION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY A & A ENGINEER'S, DATED AUGUST 28, 1986, AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE WESTERLY MARGIN OF KINSEY BOULEVARD BEING 305.4 FEET NORTH OF THE NORTHEAST CORNER OF THE PAUL S. BELL PROPERTY AS OF RECORD IN BOOK 6096, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID BOULEVARD, NORTHERLY 50 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN WESTWARDLY 150 FEET TO AN IRON PIN; THENCE SOUTHERLY 50 FEET TO AN IRON PIN; THENCE EASTWARDLY 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDDIE R. BOYD AND WIFE TIFFANY A. BOYD BY DEED DATED NOVEMBER 24, 2004 OF RECORD IN INSTRUMENT NO. 20041202-0143533 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 504 KINSEY BOULEVARD, MADISON, TENNESSEE 37115.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **U.S. BANK, N.A. ND,** 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 **JUNE 13, 2008**.

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 **JUNE 13, 2008**.

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 $86,250.00

Affiant

Subscribed and sworn to before me, this **13TH day of JUNE, 2008**.

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, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228