This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 043 14 0 079.00
224 LANIER DRIVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
CAPITAL JOURNEY, LLC
201 THOMPSON LANE
SUITE 200
NASHVILLE, TN 37211

Davidson County DEEDTRS
Recvd: 07/24/08 10:56 2 pgs
Fees:13.00 Taxes:218.30
20080724-0075802

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 15, 1996, GEORGE V KINNEY AND BILL R MCLAUGHLIN** was named Trustee in a Deed of Trust of even date executed by **BARRY C LEDFORD AND WIFE LEE C LEDFORD**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$53,350.00**, principal and interest at **8.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10227, PAGE 705,** 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. 20080617-0062426,** 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: **JUNE 20, 2008/ JUNE 27, 2008/ JULY 4, 2008** in **DAVIDSON A.M.**, 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, JULY 11, 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 **CAPITAL JOURNEY, LLC, 201 THOMPSON LANE, SUITE 200, NASHVILLE, TENNESSEE 37211**, submitted the highest and best bid in the amount of **$50,150.00.**

NOW THEREFORE, in consideration of the premises, I, **I. DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **CAPITAL JOURNEY, LLC**, 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. 2 ON THE REVISED PLAN OF PART OF THE BERNICE L. DICKENSON'S SUBDIVISION, WHICH REVISED PLAN IS OF RECORD IN BOOK 5190, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARRY C. LEDFORD AND WIFE, LEE C. LEDFORD BY DEED DATED OCTOBER 15, 1996 OF RECORD IN BOOK 10227 PAGE 702 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 224 LANIER DRIVE, MADISON, TENNESSEE 37115.

I, **I. DYKE TATUM**, Substitute Trustee, convey to **CAPITAL JOURNEY, LLC,** 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 **JULY 18, 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 **JULY 18, 2008.**

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 **$50,150.00.**

Affiant

Subscribed and sworn to before me, this **18TH DAY OF JULY, 2008.**

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 TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 59,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF July 2008

Deputy Register