Prepared by:
Esquire Title & Escrow, Inc.
Suite 200
30 Burton Hills Blvd
Nashville, TN 37215
Map-Par. 007213007700 & 07213007200
Map-Par. 07213006400 Lot 52 07213006500 Lot 51

NO MORTGAGE
New Owner - Send Tax Bills:
Jeff Kendig
1143 Old Hickory Blvd.
Nashville, TN 37207

PICK-UP

Davidson County DEEDTRS
Recvd: 01/06/09 11:06 2 pgs
Fees:13.00 Taxes:1017.50
20090106-0001163

SUBSTITUTION TRUSTEE'S DEED

WHEREAS on August 6, 2007, Jim R. Vanderpool was named Trustee in a Deed of Trust of even date executed by **Duane Earl Nelson, an unmarried man**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$525,000.00** principal and interest at 8.0 % per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070827-0102751,** 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. 20081201-0116108** as amended in a Scriveners's Affidavit of record in **INSTRUMENT NO. 20090105-0000730,** in the Register's Office for **DAVIDSON** County, Tennessee; **I. DYKE TATUM,** Substitute Trustee, at the request of the holder of said indebtedness, and under 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: **DECEMBER 4, 2008, DECEMBER 11, 2008 AND DECEMBER 18, 2008** in the City Paper, a paper 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 and public announcement on **TUESDAY, JANUARY 6, 2009, AT 11:00 A.M., AT THE ENTRANCE TO THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE LOCATED AT ROOM 501, THE SOMMET CENTER, 501 BROADWAY, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** 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 **JEFF KENDIG, 1143 OLD HICKORY BLVD., NASHVILLE, TN 37207**, submitted the highest and best bid on behalf of **JEFF KENDIG** in the amount of $ 275,000.00 .

NOW THEREFORE, in consideration of the premises I, **I.DYKE TATUM**, Substitute Trustee, do hereby sell, transfer and convey to **JEFF KENDIG**, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following describes real property, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

PARCEL 1:
TAX PARCEL IDENTIFICATION NO. 07213007700

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF TREVECCA SUBDIVISION OF RENRAW, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGES 72 AND 73, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL 2:
TAX PARCEL IDENTIFICATION NO. 07213007200

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAT OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 93, FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO AN ALLEY.

PARCEL 3 AND 4:
TAX PARCEL IDENTIFICATION NO. 07213006400 AS TO LOT 52
TAX PARCEL IDENTIFICATION NO. 07213006500 AS TO LOT 51

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 51 AND 52 IN TREVECCA SUBDIVISION OF RENRAW, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS FRONT ON THE SOUTHERLY SIDE OF WEST CAHAL AVENUE 50.0 FEET EACH AND RUN BACK IN A SOUTHWARDLY DIRECTION 150.0 FEET BETWEEN PARALLEL LINES TO A 15-FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DUANE EARL NELSON, AN UNMARRIED MAN BY DEED FROM JEFF KENDIG AND WIFE, MARLENY C. CASTILLO, DATED AUGUST 6, 2007 AND RECORDED IN INSTRUMENT NO. 20070827-0102750 SAID REGISTER'S OFFICE.

IMPROVED AND KNOWN AS: **1011 McClurkan Avenue**
1021 McClurkan Avenue
1016 Cahal Avenue
1018 Cahal Avenue, Nashville, TN 37206

I, **I DYKE TATUM**, Substitute Trustee, convey to **JEFF KENDIG** 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, **this 6th day of January, 2009.**

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 **NASHVILLE**, Tennessee, **this 6th day of January, 2009.**

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $275,000.00

Subscribed and sworn to before me, this 6th day of January, 2009.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 22, 2010