Name and address of new owner:	Send tax bills:	Prepared by:
Steve and Susan Bowman **8911 Coles Ferry Pike** **Lebanon, Tn 37087**	**Same**	**David G. Mangum, Attorney** **2012 Eighth Avenue South** **Nashville, TN 37204**

Davidson County DEEDTRS
Recvd: 03/08/02 14:38 3pgs
Fees:17.82 Taxes:452.51
20020308-0029598

MAP 059-14-0 202.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 28, 1997, recorded in Book 10377, page 876, Register's Office, Davidson County, Tennessee, Tu-Juana B. Crowe, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by Assignment of record in Book 10829, page 806, said Register's Office; and

WHEREAS, by instrument recorded by Instrument No. 20020131-0013694, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 15, 2002, February 22, 2002, and March 1, 2002, stating that on Friday, March 8, 2002 at Noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to Steve Bowman, and wife Susan Bowman, their heirs and assigns for $122,300.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Steve Bowman, and wife Susan Bowman, (hereinafter referred to as Grantee), their heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and known as 3620 Buena Vista Pike, Nashville, TN 37218, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> **Deed Reference:**
> Being the same property conveyed to Tu-Juana B. Crowe by deed from James Alvin Crossman and wife, Mary L. Crossman recorded in Book 10377, page 873, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 8th day of March, 2002.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of March, 2002.

Kay E Farmer
Notary Public

My Commission Expires: 9-28-02

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,300.00.

~~Affiant~~

Subscribed and sworn before me, this 8 day of March, 2002.

Kay E. Farmer
Notary Public

My Commission Expires: 9-28-02

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON CO.

#47896