Name and address of owner:
Gary Nelson, Sr. et ux
Robbie Nelson
1154 Lake Marie Rd.
Gallatin TN 37066

Send tax bills:

Same

Prepared by:
David G. Mangum
Attorney at Law
2012 Eighth Avenue South
Nashville, TN 37204

MAP/PARCEL: 083-07-0 344.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 27, 2000, recorded in Instrument No. 200008010075845, Register's Office for Davidson County, Tennessee, Lois Jordan, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument of record in Instrument No. 200008090078851, said deed of trust was assigned to Filmar Funding Company; and

WHEREAS, by instrument dated February 4, 2003, recorded in Instrument No. 20030207-0017364, said Register's Office, 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 26 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 14, February 21 and February 28, 2003, stating that on Tuesday, March 11, 2003 at 12:30 P.M., 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 **Gary Nelson, Sr. and wife, Robbie Nelson**, their heirs and assigns, for $62,506, 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 **Gary Nelson, Sr. and wife, Robbie Nelson,** (hereinafter referred to as Grantee), their heirs and assigns, the following described property situated and lying in Davidson County, Tennessee, and known as 2316-2318 Dalebrook Court, Nashville, TN, and more particularly described as follows:

Davidson County DEEDTRS
Recvd: 03/14/03 15:37 2pgs
Fees:13.00 Taxes:231.27
20030314-0034645

LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Eastland Oaks Subdivision, Section 2, as of record in Book 4860, page 9, Register's Office of Davidson County, Tennessee.

DEED REFERENCE:
BEING the same property conveyed to Real Security, Inc. by deed from Lois E. Jordan of record in Instrument No. 20021202-0147630, dated June 18, 2002 and recorded December 2, 2002, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Lois E. Jordan by deed from Rocky Hill Enterprises, Inc. of record in Instrument No. 200008010075844, said Register's Office.

This property is subject to all matters on the Plan of record in Book 4860, Page 9, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their heirs and assigns forever, but subject to said real estate taxes.

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 11th day of March, 2003.

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 11th day of March, 2003.

Kay E. Farmer
Notary Public

My Commission Expires: 7-29-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,506.

Affiant

Subscribed and sworn before me, this 11th day of March, 2003.

Kay E. Farmer
Notary Public

My Commission Expires: 7-29-06

#55491