Name and address of owner:
Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

Send tax bills:
Same

Prepared by:
David G. Mangum, Attorney
2303 Franklin Road
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 09/15/05 08:51 2 pgs
Fees:13.00 Taxes:136.66
20050915-0110907

MAP/PARCEL: 055-00-0 04.01

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 7, 2003, recorded in Instrument No.:20030109-0004264, and assignment of record in Instrument No.:20030117-0007713, Register's Office, Davidson County, Tennessee, Mildred E. Cantrell, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 29, 2005, recorded in Instrument No.:20050505-0050930, 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 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 August 19, August 26, and September 2, 2005, stating that on Friday, September 9, 2005 at 11:00 A.M., at the main entrance to the Old Ben West Library Building, 225 Polk Avenue, Downtown 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 **Grassland Financial Services, LLC.**, its successors and assigns, for $36,935.00, 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 **Grassland Financial Services, LLC.,** (hereinafter referred to as Grantee), his successors and assigns, the following described property situated and lying in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a stake, N.W. corner of 6 acres tract now owned by Mildred E. Cantrell; thence with Cantrell's West line, S.25 deg. 55'E. 420 feet to a stake, Cantrell's S.W. corner; thence N. 44 deg. W. 660 feet to a stake; thence N. 25 deg.

55' E. 420 feet to a stake; thence with an old fence S. 44 deg. E. 660 feet to the beginning, containing 6 acres, more or less.

DEED REFERENCE:
BEING the same property conveyed to Mildred E. Cantrell by deed from H.W. Caldwell & Son dated October 25, 1966, of record in Book 4086, page 352, said Register's Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

MAP/PARCEL: 055-00-0 04.01
PROPERTY ADDRESS: 4194 Bull Run Road, Ashland City, TN 37015, as shown on the tax maps of the Assessor of Property for Davidson County, TN.\

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 9th day of September, 2005.

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 9th day of September, 2005.

Kay E Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/29/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,935.00.

Affiant

Subscribed and sworn before me, this 9th day of September, 2005.

Kay E Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/29/06

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