Name and address of owner:
Franklin Funding, Inc.
c/o Grassland Financial Services
1108 Battlewood Street
Franklin, TN 37069

Send tax bills:

Same PICK-UP

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

MAP/PARCEL: 053-02-0 020.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 3, 2003, recorded in Instrument No. 20030205-0016229, Register's Office, Davidson County, Tennessee, Johnny Lester and wife, Ruby Lester, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by Assignment of record in Instrument No.: 20030211-0018998, said Register's Office; and

WHEREAS, by instrument dated May 6, 2003, recorded in Instrument No.: 20030514-0065669, 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 26, September 2, and September 9, 2005, stating that on Friday, September 16, 2005 at 12:00 Noon., at the main entrance to the Old Ben West Library Building, 226 Polk Avenue, Downtown Nashville, TN, 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 **Franklin Funding, Inc.**, its successors and assigns, for $58,056.00, 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 **Franklin Funding, Inc.,** (hereinafter referred to as Grantee), its successors and assigns, the following described property situated and lying in Davidson County, Tennessee, and more particularly described as follows:

Davidson County DEEDTRS
Recvd: 09/16/05 12:10 3 pgs
Fees:18.00 Taxes:214.81
20050916-0111588

BEING Lot No. 304, Section "C-2", Village of Old Hickory as shown on plan recorded November 10, 1950, Book 1835, page 29, in the Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Cunningham and Thirteenth Streets, containing 0.13 acres, more or less, all as shown on said recorded plan, which is made a part of this description by reference thereof.

DEED REFERENCE:
BEING the same property conveyed to Johnny Lester and wife, Ruby Lester by Quitclaim Deed from George T. Crutcher and Linda Crutcher of record in Instrument No.20030131-0013674, said Register's Office.

ALSO BEING the same property conveyed to George T. Crutcher and wife, Linda Crutcher and Johnny Lester and wife, Ruby Lester by deed from Old Hickory Community Church; David Sharp, Jr., Trustee and Dora Carney, Trustee of record in Book 11345, page 82, said Register's Office.

This is the same description as shown on the previous deed of record.

MAP/PARCEL: 053-12-0-020.00
PROPERTY ADDRESS: 1301 Cunningham Street, Old Hickory, TN 37138, as shown on the tax maps of the Assessor of Property for Davidson County, TN.

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

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interests 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 16th 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 16th day of September, 2005.

Notary Public

My Commission Expires: 7/29/06

KAY E. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,056.00.

Affiant

Subscribed and sworn before me, this 16th day of September, 2005.

Notary Public

My Commission Expires: 7/29/06

KAY E. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

#57353