Name & Address of Owner for Tax Bills:
Alan Abrams, d/b/a TN Funding Company
c/o Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

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

Davidson County DEEDTRS
Recvd: 03/17/06 12:23 3 pgs
Fees:18.00 Taxes:578.70
20060317-0031072

MAP/PARCEL: 163-00-0-066.01

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 25, 2001, recorded in Instrument No. 20011029-0117501, Register's Office, Davidson County, Tennessee, Peggy Lowe Brown, unmarried, 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.: 20011107-0122381; and

WHEREAS, by instrument dated October 10, 2005, recorded in Instrument No.: 20051017-0125163, 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 February 24, March 3 and March 10, 2006, stating that on Friday, March 17, 2006 at 12:15 P.M., outside the door of the Davidson County Register of Deeds which is inside the Gaylord Entertainment Center at 501 Broadway, Suite 501, in Nashville, Davidson County, 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 subject to a first mortgage of record in Book 11102, page 697, said Register's Office; 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 **Alan Abrams, d/b/a Tennessee Funding Company**, his heirs, successors and assigns, for $156,406.70, 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 **Alan Abrams, d/b/a Tennessee Funding Company,** (hereinafter referred to as Grantee), his heirs, successors and assigns, the following described tract or parcel of land situated and lying in the 2nd Civil District of Davidson County, Tennessee, and more particularly described as follows:

LAND in the 2nd Civil District of Davidson County, Tennessee described according to a survey made December 7, 1963 by E. Medlin Surveyor, as follows:

BEGINNING at a point in the center of Antioch Pike formerly Cane Ridge Road; said point being the common front corner of the property herein described and the Collins property; shown on said survey; thence along the westerly boundary line of Collins North 7 degrees 21 minutes East 440 feet to a point; thence North 59 degrees 04 minutes West, 163.7 feet to a point; thence South 2 degrees 30 minutes West 85 feet thence South 17 degrees 30 minutes West 75 feet; thence South 36 degrees 30 minutes West 203.7 feet to a point in the center of Antioch Pike or Cane Ridge Road; thence with the center of said road South 47 degrees 17 minutes East 185 feet; thence continuing with the center of said Road South 51 degrees 55 minutes East 100 feet to the point of beginning.

DEED REFERENCE:
BEING the same property conveyed to Peggy Lowe Brown by Affidavit of Heirship of record in Book 10830, page 733, Register's Office of Davidson County, TN.

Also being the same property conveyed to Wylie D. Cramer by Successor Trustee's Deed of record in Book 8477, page 446, said Register's Office.

SUBJECT to Affidavit of Heirship of record in Book 10830, page 733, Register's Office of Davidson County, and Will of record in Will Book 12, page 210, Register's Office of Coffee County, TN.

PROPERTY ADDRESS: 5144 Hickory Hollow Parkway, Nashville, TN 37013 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property.

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 17th day of March, 2006.

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 17th day of March, 2006.

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 $156,406.70.

Affiant

Subscribed and sworn before me, this 17th day of March, 2006.

Notary Public

My Commission Expires: 7/29/06

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#61729