MICHAEL K. WILLIAMSON
Successor Trustee

Davidson County DEEDTRS
Recvd: 05/18/06 15:16 4 pgs
Fees:23.00 Taxes:462.50
20060518-0058676

TO: DEED OF FORECLOSURE

FIRST FEDERAL SAVINGS BANK

THIS DEED OF FORECLOSURE, executed as of the 18th day of May, 2006, by Grantor, **MICHAEL K. WILLIAMSON, Successor Trustee**, to Grantee, **FIRST FEDERAL SAVINGS BANK**, Witnesseth:

That by Deed of Trust of record in Instrument No. 20020502-0053869, in the Register's Office for Davidson County, Tennessee, **JIMMY CHAMBERS, a/k/a JIMMY SCOTT CHAMBERS, and WILLIAM C. CHAMBERS** conveyed the hereinafter described realty to **JAMES T. MANN**, Trustee for First Federal Savings Bank, to secure an obligation described therein; That First Federal Savings Bank as holder of said obligation did appoint Michael K. Williamson, Successor Trustee, by written appointment of record in Instrument No. 20060412-0042047, in the Register's Office for Davidson County, Tennessee;

That default did occur in the terms, conditions, and provisions of said obligation secured by the Deed of Trust to James T. Mann, Trustee for First Federal Savings Bank, of record in Instrument No. 20020502-0053869, in said Register's Office, and the holder of such note and obligation did declare the entire debt due and payable, and demanded the Trustee to sell according to the terms of the Deed of Trust;

That the Trustee, Grantor herein, did advertise by notice in The Tennessean/Nashville Record, a newspaper with general circulation in Nashville, Davidson County, Tennessee, with notices published on April 27, 2006, May 4, 2006, and May 11, 2006, that sale would be held on May 18, 2006, at 11:45 a.m., prevailing time at the Register's Office for Davidson County, Tennessee, 350 Pageant Lane, Suite 101-C, Clarksville, Tennessee;

Prepared by:
Michael K. Williamson
BATSON, NOLAN, WILLIAMSON,
PEARSON & MILLER
121 South Third Street
Clarksville, TN 37040

That the sale was held on May 18, 2006, at 11:45 a.m., according to the terms, conditions, and provisions of the notice as given, and the Grantee herein was the highest and best bidder, bidding the sum of **One Hundred Twenty-Five Thousand Dollars and 00/100 (125,000.00),** which has been applied to the cost of foreclosure proceedings and the balance applied to the obligation secured by such Deed of Trust;

That Grantor does hereby transfer and convey unto Grantee to have and to hold to it, and to its successors and assigns forever, the following described realty situated in Davidson County, Tennessee, and bounded and described as follows:

PARCEL TWO: LAND in the 14th, formerly 28th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, March 3, 1948, as follows: Beginning in the center line of Baxter Road where the same intersects a County Road, said beginning point being the westerly line of Herman Baxter's land; thence with center line of said road, South 1 degree 55' West 708 feet to a stake; thence South 58 degrees 0' West 775.4 feet to a stake; thence North 83 degrees 30' West 359.5 feet to a stake; thence South 76 degrees 30' West 402 feet to a stake; thence North 5 degrees 45' East 170 feet to a stake; thence North 0 degrees 50' West 345 feet to a stake; thence North 89 degrees 10' East 232 feet to a stake; thence North 0 degrees 50' West 550 feet to a stake; thence South 81 degrees 10' West 41 feet to a point in center of Harper Road; thence with center of said road, North 17 degrees East 176 feet to a point in center of Baxter Road; thence South 80 degrees 20' East 213 feet; thence South 89 degrees 5' East 880 feet; thence South 87 degrees 20' East 95 feet to a point where Baxter Road intersects with a County Road, the point of beginning, containing 29.90 acres, more or less.

INCLUDED in the above described property but EXCLUDED therefrom are the following parcels which have been previously conveyed; a five acre tract of record in Book 7430, page 25, RODC; a five acre tract of record in Book 7442, page 160, RODC; a 7.58 acre tract of record in Book 5176, page 710, RODC; a 2.87 acre tract of record in Book 3502, page 411, RODC, leaving in the aggregate 9.43 acres, more or less.

AND BEING party of the same property conveyed to Jimmy Scott Chambers and William C. Chambers, by quitclaim deed from Alma I. Chambers a/k/a Alma E. Chambers of record in Book 11215, page 968, Register's Office of Davidson County, Tennessee.

PARCEL THREE: LAND in Davidson County, Tennessee, BEGINNING at an iron pin in the south margin of Baxter Road same being the northeast corner of this tract of land (same point being located 600 ft. more or less measured along the south margin of Baxter Road from the original east line and N.E. corner of the Chester Chambers, beginning at the intersection of Baxter Road and Bidwell Road measured in an 89 deg. 05 min. W direction); thence leaving the road due south 1050.0 ft. to a point in the original south property line; thence S 58 deg. W 103.0 ft. to an original corner; thence N 83 deg. 30 min. W 218.0 ft. to a point in original south line; thence leaving the south line due north 1088 ft. to an iron pin in the south margin of Baxter Road; thence with the south margin of Baxter Road S 89 deg. 05 min. E 300.0 ft. to an iron pin, the point of beginning and containing 7.58 acres, more or less.

AND BEING the same property conveyed to William Corbett Chambers by deeds of record as Book 5176, Page 710, and as Instrument No. 20021104-0135142, Register's Office of Davidson County, Tennessee, and of record in Book 6, Page 294, Register's Office for Cheatham County, Tennessee.

PARCEL FOUR: LAND in Davidson County, Tennessee, BEGINNING at a stake in the center of Harper Road in Colwell's east line 176 feet south of center line in Baxter Road; thence North 81 deg. 10' East 41 feet; thence South 0 deg. 50' East 550 feet in southeast corner of this tract; thence South 89 deg. 10' West 416.50 feet to center of Harper Road; thence with center of said road as follows: North 38 deg. 30' East 165 feet; North 34 deg. 0' East 330.10 feet; North 31 deg. 30' East 88.6 feet to the beginning, containing 2.87 acres, more or less.

AND BEING part of the same property conveyed to Jimmy Scott Chambers and William C. Chambers, by quitclaim deed from Alma I. Chambers a/k/a Alma E. Chambers of record in Book 11215, page 968, Register's Office of Davidson County, Tennessee.

These parcels are designated as Map and Parcel Nos. 00800015100, 00800015200, and 00800007801, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Instrument No. 20020502-0053869, in the Register's Office for Davidson County, Tennessee.

Said realty is located South of Baxter Road and East of Harper Road in Davidson County, Tennessee, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

That Grantor covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for A) As to TRACT 2, any (1) accrued taxes; (2) easement for septic area of record in Book 7443, Page 314, as corrected in Book 7443, Page 961, in the Register's Office for Davidson County, Tennessee; and (3) easement for the flow of the waters of Long Creek and the rights of the public therein and rights of upper and lower riparian owners to the flow of the waters of Long Creek, free from diminution or pollution; (B) As to TRACT 3, any (1) accrued taxes; and (2) any portion of right-of-way described by the instrument of record in Book 2106, Page 239, in the Register's Office for Davidson County, Tennessee; (C) As to TRACT 4, any (1) accrued taxes.

That the warranties made hereby are made by the Trustee in his representative capacity and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed of foreclosure as

of the date written first herein.

Michael K. Williamson
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MICHAEL K. WILLIAMSON, Successor Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18th day of May, 2006.

My Commission Expires: 11/17/2007.

Angela M. Staats
Notary Public

ANGELA M. STAATS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Property Owners Name and Address:

FIRST FEDERAL SAVINGS BANK
P.O. Box 688
Clarksville, TN 37040

Person or Entity Responsible for Payment of Property Taxes:

Same/Owner

Loan Number 06-88188577.

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 18th day May, 2006.

Angela M. Staats
Notary Public (Register of Deeds
Montgomery County, Tennessee)

My Commission Expires: 11/17/2007.

ANGELA M. STAATS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

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