Name and address of New Owner:
First State Bank
P.O. Box 733
Union City, TN 38261

Send Tax Bills:
First State Bank
P.O. Box 733
Union City, TN 38261

Davidson County DEEDTRS
Recvd: 08/14/06 09:08 3 pgs
Fees:18.00 Taxes:192.40
20060814-0099479

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

MAP/GROUP/PARCEL: 042-08-0 101.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 25, 2003, filed of record in Instrument No. 20030826-0123715, and by Modification of Deed of Trust of record in Instrument No.20040903-0103787, Register's Office, Davidson County, Tennessee, Julie A. Hatcher, unmarried, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 30, 2006 and recorded by Instrument No.20060713-0084162, 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 July 21, July 28, and August 4, 2006, stating that on Friday, August 11, 2006, at 12:00 Noon, at the main entrance to the old Ben West Library Building located at 225 Polk Avenue, Downtown, Nashville, Tennessee 37201, 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 **First State Bank**, a banking institution, its successors and assigns for $52,000.00, 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 **First State Bank**, a banking institution, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 18B Zone Lot Division of Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60, Heritage Place of record in Plat Book 6250, page 632, amending Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

DEED REFERENCE:
BEING the same property conveyed to Julie A. Hatcher by deed from Samuel Stan and wife, Rodica Stan of record in Instrument No.20030826-0123714, Register's Office of Davidson County, Tennessee.

This description was copied from the previous deed as well as the deed of trust of record in Instrument No.20030826-0123715, re-recorded at Instrument No. 20040930-0117998 and modified in Instrument No.20040903-0106787, said Register's Office.

SUBJECT to Restrictive Covenants contained in instrument of record in Book 6148, page 537, as well as to all matters on the Plan of record in Book 5200, page 628, amended at Book 6250, page 632, said Register's Office.

TAX MAP-PARCEL: 042-08-0 101.00
PROPERTY ADDRESS: 531 Amquiwood Court, Madison, TN 37115 as shown on the records 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 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 11th day of August, 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 11th day of August, 2006.

Notary Public

My Commission Expires: 07-24-2010

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 $52,000.00.

Affiant

Subscribed and sworn before me, this 11th day of August, 2006.

Notary Public

My Commission Expires: 07-24-2010

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DGM File #62457