Name & Address of Owner for Tax Bills:
Rusty Lawrence
1615 Eastland Avenue
Nashville, TN 37206

Davidson County DEEDTRS
Recvd: 12/08/06 15:33 2 pgs
Fees:13.00 Taxes:370.00
20061208-0152152

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

MAP/PARCEL: 082-16-0033.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 23, 2001, recorded in Instrument No.20011102-0119851 , Register's Office, Davidson County, Tennessee, Nicole B. Grisby, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No.: 20041207-0145656, 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 November 10, November 17, and November 24, 2006, stating that on Friday, December 1, 2006 at 12:30 PM at the main entrance to the Old Ben West Library Building, 225 Polk Avenue, Downtown 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

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 **Rusty Lawrence,** his heirs and assigns, for $100,000.00, 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 **Rusty Lawrence** (hereinafter referred to as Grantee), his heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12 in Henry Blood's Addition to Nashville, Tennessee, as of record in Book 21, page 5, Register's Office for Davidson County, TN.
>
> SAID Lot No. 12 fronts 50 feet on the south side of Main Street and extends back between parallel lines 170 feet to an alley.

DEED REFERENCE:
BEING the same property conveyed to Nicole B. Grisby, unmarried, by deed from Hubert S. Fyke and Dorothy M. Fyke, Trustee, Fyke Family Revocable Trust of record in Instrument No. 20010112-0004079, said Register's Office.

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

MAP/PARCEL: 082-16-0033.00
PROPERTY ADDRESS: 624 Main Street, Nashville, TN 37206, as shown on the tax maps of the Assessor of Property for Davidson County, TN.

This description was copied from the prior deed of record.

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 4th day of December, 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 4th day of December, 2006.

Notary Public

My Commission Expires: 7-24-2010

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn before me, this 4th day of December, 2006.

Notary Public

My Commission Expires: 7-24-2010
#57164

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC COUNTY