PROPERTY TAX INFORMATION:

OWNER: Karen Yancey and husband,
Arlie E. Yancey
21 Cross Spann Road
Murray, KY 42071

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group/Parcel 75-6-15

Davidson County DEEDTRS
Recvd: 03/26/07 12:16 3 pgs
Fees:18.00 Taxes:479.08
20070326-0035991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust of record in Book 11081, page 763, of the Register's Office of Davidson County, Tennessee executed by **STEPHEN M. WANKE and wife, TARA E. WANKE**, to BRENDA R. LEHMAN, Trustee, for the benefit of **KAREN LAMKIN (now YANCEY),** the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid. Subsequently by Appointment of Substitute Trustee of record in Instrument Number 20061102-0136218 Jack E. Gritton was appointed as Substitute Trustee. The said sale shall be conducted by Jack E. Gritton, Substitute Trustee, all instruments mentioned are of record in the Register's Office for Davidson County, Tennessee.

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days by publication duly and regularly made in a newspaper in Davidson County, Tennessee, said publication having occurred on January 18, 2007, January 25, 2007 and February 1, 2007and the sale proceeded at the time and place and upon the terms set forth in said advertisement, that is at 10:30 a.m. on the 8th day of February, 2007, at the corner of 6th and Broad Street in Nashville, Tennessee at the exterior entrance to the Davidson County Register of Deeds Office, Nashville, Tennessee to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption and whereupon KAREN YANCEY and husband, ARLIE E. YANCEY became the highest, best and last bidder thereon at the bid and sum of One Hundred Twenty Nine Thousand Four Hundred Eighty Two and 00/100 Dollars ($129,482.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Twenty Nine Thousand Four Hundred Eighty Two and 00/100 Dollars ($129,482.00), cash in

hand paid which was applied on said debt and the expenses of said sale, the undersigned, **JACK E. GRITTON, SUBSTITUTE TRUSTEE,** have bargained and sold and does hereby transfer and convey to **KAREN YANCEY and husband, ARLIE E. YANCEY,** their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Property located in Davidson County, Tennessee, and being more particularly described as follows, to wit:
>
> Land in Davidson County, Tennessee Lot No. 205 on the plan of Hermitage Estates, of record Book 3300, Pages 70 & 71, Register's Office for Said County, to which plan reference is hereby made for a more complete and accurate description.
>
> THIS CONVEYANCE IS MADE SUBJECT TO any and all easements and/or restrictions of record; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities
>
> The street address of the above described property is believed to be 206 Belinda Drive, Hermitage, Tennessee 37076, , but such address is not part of the legal description of the property transferred herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Substitute Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 8th day of February, 2007.

Jack E. Gritton, Substitute Trustee

STATE OF TENNESSEE)
Ss.
COUNTY OF RUTHERFORD)

On this the 8th day of February, 2007, before me personally appeared JACK E. GRITTON, Substitute Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Trustee's acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro on the 8th day of February, 2007.

Notary Public
My commission expires:_____

GAIL H. HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/22/09

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $129,482.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 8th day of February, 2007.

NOTARY PUBLIC
My Commission Expires:

GAIL H. HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/22/09