Name & Address of Owner for Tax Bills:
Dottie C. Spain
c/o Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

Davidson County DEEDTRS
Recvd: 09/13/07 13:48 3 pgs
Fees:18.00 Taxes:592.00
20070913-0109992

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

MAP/PARCEL: 072-07-0 276.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 16, 2006, recorded in Instrument No.20061120-0143433, Register's Office, Davidson County, Tennessee, Shartique Coure, 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. 20070116-0005652, 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 28 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 August 17, August 24, and August 31, 2007, stating that on Friday, September 7, 2007 at 12:00 NOON, said property would be sold. On said date, the foreclosure sale was postponed until Thursday, September 13, 2007 at 11:00 AM to be cried inside the Sommet Center, formerly known as the Gaylord Entertainment Center, in the hallway just outside the entrance to the Davidson County Register of Deeds Office, 501 Broadway, Downtown Nashville, Davidson County, Tennessee, 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 a prior deed of trust of record in Instrument No 20060602-0065038, said Register's Office; and

WHEREAS, on said date at the time and place announced, and on said terms listed in the advertisement, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to Dottie C. Spain, her heirs and assigns, for $160,000.00, 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 **Dottie C. Spain,** (hereinafter referred to as Grantee), her heirs and assigns, the following described tract or parcel of land situated and lying in Davidson County, Tennessee, and more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 1 on the Map of J.A. Demontbreun's Subdivision of the Dudley Property, as of record in Book 974, page 68, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the northerly side of William's Ferry Road, now McGavock Pike and extends back 177.3 feet on the easterly line and 176 on the westerly line to an alley on which it measures 60 feet thereon.

DEED REFERENCE
Being the same property conveyed to Shartique M. Coure, married by deed from Phillip A. Hart, dated May 18, 2006, of record in Instrument No.: 20060602-0065037, said Register's Office.

MAP/PARCEL: 072-07-0 276.00
PROPERTY ADDRESS: 1417 McGavock Pike, Nashville, TN 37217, 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 13th day of September, 2007.

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 13th day of September, 2007.

Kay E. Farmer
Notary Public

My Commission Expires: 07-24-2010

KAY E. FARMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn before me, this 13th day of September, 2007.

Notary Public

My Commission Expires: 7-24-2010

#63141