Davidson County DEEDTRS
Recvd: 06/05/08 12:57 3 pgs
Fees:18.00 Taxes:296.00
20080605-0057927

This Instrument Prepared By:
Jonathan R. Vinson, Attorney
F&M Bank
50 Franklin Street
Clarksville, TN 37040

FORECLOSURE DEED

JONATHAN R. VINSON, TRUSTEE
to
F&M BANK

Name of New Owner and Address of Property:	F&M BANK 57 Harbor Cove Old Hickory, Tennessee 37138
Name/Address of Entity Responsible for Property Taxes:	F&M Bank 50 Franklin Street Clarksville, Tennessee 37040

On March 2, 2007, by Deed of Trust placed of record on April 3, 2007, in Instrument No. 20070403-0039635, in the office of the Register of Deeds for Davidson County, Tennessee, (the "Deed of Trust"), Linda M. Hampton and spouse, James R. Hampton (the "Mortgagor") conveyed to Jonathan R. Vinson, Trustee, (the "Trustee") the hereinafter described real estate, to secure the payment of a promissory note as described therein (the "Note"), payable to the order of F&M Bank (the "Holder"):

The Deed of Trust provided that in the event of default in the payment of the Note, when due, then the entire balance of the Note shall, at the option of the Holder, become due and payable immediately; and,

Default having been made and continued in the payment of the Note, the Holder of the Note, has declared the entire balance of the Note due and payable as provided in the Deed of Trust. The Holder, in accordance with the terms and conditions of the Deed of Trust, has instructed the Trustee to foreclose the lien of the Deed of Trust.

The undersigned, did advertise by notice in the Tennessean, a newspaper of general circulation in Davidson County, Tennessee, with notices published on April 22, 2008, April 29, 2008, and May 6, 2008, that said sale would be held on Tuesday, May 13, 2008 at 2:00 p.m., prevailing time, at the front door of the Office of Register of Deeds for Davidson County,Tennessee, Sommet Center, 501 Broadway, Nashville, Tennessee, 37203; and,

The sale was held according to the terms, conditions and provisions of the notice as given, and F&M Bank, the Grantee and hereafter called the "Grantee", was the highest and best bidder for cash, bidding the sum of Eighty Thousand and 00/100 Dollars ($80,000. 00).

NOW THEREFORE, the undersigned as Grantor and hereafter called the "Grantor", does hereby bargain, sell, transfer and convey unto the Grantee, F&M BANK, the Grantee's heirs and assigns forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee being that certain Lot No. 15 on the Plan of Brandywine Harbor of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee to which reference is made for a more particular description.
>
> Being the same property conveyed to James R. Hampton and wife Linda M. Hampton by deed of record in Instrument No. 20070110-0004246, Register's Office for Davidson County, Tennessee. Map/Parcel 054 14 0A 015.00

The undersigned, Trustee, hereby assigns and transfers to the Grantee, the Grantee's heirs and assigns forever all the covenants and warranties set out in the Deed of Trust, subject, however, to: (1) all accrued taxes; (2) Deed of Trust in the original principal amount of $539,000.00 payable to Mortgage It, Inc. as executed by James R. Hampton and Linda M. Hampton, husband and wife as joint tenants on 12/20/2006 and filed for record in Instrument No. 20070110-0004246, Register's Office for Davidson County, Tennessee; (3) all matters shown on the Plan of record in Book 11700, Page 38, Register's Office for Davidson County, Tennessee; (4) restrictions of record in Book 11704, Page 356, Register's Office for Davidson County, Tennessee; (5) Charter of Homeowner's Association of record in Instrument No. 20000118-0005534, Register's Office for Davidson County, Tennessee; (6) all matters on a recorded plan, restrictive covenants, easements, or setback lines that may be applicable; (7) any prior liens or encumbrances as well as any priority created by a fixture filing; and, (8) any matter that an accurate survey of the property would show.

THE WARRANTIES made herein by the Grantor are made in the Grantor's representative capacity and not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto affixed the Grantor's signature on this the 13th day of May, 2008.

GRANTOR:

JONATHAN R. VINSON,
Trustee

By: _____
JONATHAN R. VINSON,
Trustee

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, JONATHAN R. VINSON, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 13th day of May, 2008.

Virginia Nicoletta
Notary Public

Seal

My Commission Expires: 6/27/11

VIRGINIA NICOLETTA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of May, 2008.

Virginia Nicoletta
Notary Public

Seal

My Commission Expires: 6/27/11

VIRGINIA NICOLETTA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds