Name and address of new owner and send tax bills to:
Nashville Area Habitat for Humanity, Inc.
1006 8th Avenue South
Nashville, TN 37203

Davidson County DEEDTRS
Recvd: 07/15/08 14:46 3 pg
Fees:18.00 Taxes:412.95
20080715-0072558

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

MAP-PARCEL NO.: 134-09-O-B 097.00 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 4, 2006, recorded in Instrument No.:20061207-0151361, Register's Office, Davidson County, Tennessee, Scharnita Walden, an unmarried person, conveyed to Anthony Saunders, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 5, 2008, and recorded in Instrument No.:20080616-0061994, Register's Office, Davidson County, Tennessee, 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 26 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in ***The Davidson AM, of the Tennessean***, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 20, June 27, and July 4, 2008 stating that on Tuesday, July 15, 2008, at 12:00 o'clock Noon, in the hallway outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center, 501 Broadway, Downtown Nashville, 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

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 Nashville Area Habitat for Humanity, Inc., its successors and assigns for $111,606.95, 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 **Nashville Area Habitat for Humanity, Inc.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being known as Lot No.83 on the map entitled Revision One, Providence Park, Phase 2, R10 Cluster Lot Option of record as Instrument No.20050922-0113968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

DEED REFERENCE:
BEING the same property conveyed to Scharnita Walden, an unmarried person, by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record in Instrument No.20061207-0151358, Register's Office of Davidson County, TN.

SUBJECT to all matters on the Plan of record in Instrument No.20050922-0113968; Declaration of Covenants, Conditions, Liens, Easements and Restrictions contained in instrument of record in 20031007-0148249, as amended in 20031020-0154723, and as supplemented of record in Instrument Nos. 20040324-0033177, 20040930-0117792, 20050912-0108965 and 20051012-0122828; Storm Water Detention Agreements of record in Book 7262, page 388, Book 8337, page 556 and Instrument No.20030409-0047549 and 20050302-0023023; and an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8347, page 35; as well as a prior Deed of Trust of record in Instrument No.20061207-0151359, and assignment of record in Instrument No.20061207-0151360, said Register's Office.

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PROPERTY ADDRESS: 4732 Reischa Drive, Nashville, TN 37211, as shown on the tax maps of 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. Said sale is further subject to matters that an accurate survey of the property might disclose.

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 15th day of July, 2008.

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 15th day of July, 2008.

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 $111,606.95.

Affiant

Subscribed and sworn before me, this 15th day of July, 2008.

Notary Public

My Commission Expires: 07/24/2010

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File# 64482