Davidson County DEEDTRS
Recvd: 07/21/08 15:10 2 pg
Fees:13.00 Taxes:72.15
20080721-0074790

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
P.O. Box 1366 Dandridge, TN 37725	P.O. Box 1366 Dandridge, TN 37725	03000018700

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 27th day of September, 2000, of Record in **Instrument Number 20001003-0097811,** Register's Office of Davidson County, Tennessee, PAUL R. DAVIS AND JOY B. DAVIS, HUSBAND AND WIFE, conveyed to T. MIKE ESTES, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Thursday, June 19, 2008, at the front door of the Davidson County Register of Deeds Office located at 501 Broadway at the Sommet Center, Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Michael J. Hasty, Kathryn B. Hasty, Scott A. Byrd, and Carla H. Byrd (hereinafter referred to as "Grantee") for the sum of $ 19,501.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Grantee, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, having been appointed Substitute Trustee of record in **Instrument Number 20080512-0048788,** Register's Office of Davidson County, Tennessee, does hereby grant, bargain, sell and convey to the said Grantee, his/her/its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Davidson County, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at an iron pin in the northerly margin of Seymour Hollow Road, said point being the northeast corner of the property conveyed to David L. Gunderson and wife, by deed of record in Book 4152, page 910, Register's Office for said County; thence with Gunderson's northerly boundary, South 75° 29' 49" West 265.83 feet to an iron pin; thence South 77° 41' 04" West 471.90 feet to an iron pin; thence North 86° 26' 19" West 700.00 feet to a point; thence North 8° 19' 54" East 641.50 feet to a point; thence South 56° 08' 28" East 700.00 feet to an iron pin; thence South 85° 39' East 272.89 feet to an iron pin; thence North 88° 41' East 115.32 feet to an iron pin; thence North 89° 04' 33" East 165.00 feet to an iron pin; thence South 75° 57' 48" East 177.06 feet to an iron pin; thence South 16° 35'' 08" East 65.37 feet to the point of beginning, containing 10.10 acres, more or less.

Being the same property conveyed to Paul R. Davis and wife, Joy B. Davis by deed of David R. Wade, III and wife, Barbara K. Wade, dated October 10, 1985 of record Deed Book 6681, Page

411, Register's Office, Davidson County, Tennessee

Property address: 5093 Seymour Hollow Road, Whites Creek, Davidson County, Tennessee. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any unpaid taxes, prior liens, easements and restrictions. Grantee will be responsible for payment of all back taxes and rollback taxes, if any. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee his/its heirs, successors and assigns, in fee simple forever, to whom the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Substitute Trustee, but not further or otherwise. The Substitute Trustee expressly disclaims any warranties concerning any matters that an accurate survey of the premises might disclose, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

IN WITNESS WHEREOF, the said BRUCE N. OLDHAM, SUBSTITUTE TRUSTEE, has hereunto set his hand and seal on June 19, 2008.

BRUCE N. OLDHAM
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 19, 2008, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, BRUCE N. OLDHAM, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC
My Commission Expires: 5/21/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $19,501.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRUCE N. OLDHAM

SUBSCRIBED and sworn to before me this the 19th day of June, 2008.

NOTARY PUBLIC
My Commission Expires: 5/21/12