Name and address of new owner:
James Roberts
201 Thompson, Lane, Ste. 200
Nashville, TN 372011

Davidson County DEEDTRS
Recvd: 09/09/08 10:31 3 pg
Fees:18.00 Taxes:224.42
20080909-0092113

Send Tax Bills To:
Same

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

MAP/PARCEL: 081-11-0 049.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 29, 1987, recorded in Book 7310, page 854, , and modified in Book 9044, page 659, Register's Office, Davidson County, Tennessee, Abraham Cromartie, III, unmarried, conveyed to Henry Hill, Jr., as Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 7, 2008, and recorded in Instrument No.:20080718-0073640, 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 32 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM, a division of the Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of August 1, August 8, and August 15, 2008, stating that on Tuesday, September 2, 2008, at 12:00 Noon, in the hallway just outside 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 James Roberts, his heirs and assigns for $[illegible]0,655.00, 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 James Roberts, (hereinafter referred to as Grantee), his heirs and assigns, the following described property, to wit:

BEING Lot No. 290 on the Plan of T.J., J.M. and G.W. Harding's Subdivision of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 290 fronts 50 feet on the westerly side of Estrella Street, now 21st Avenue, North, and runs back between parallel lines with the northerly margin of an alley 158 feet to an alley in the rear.

DEED REFERENCE:
BEING the same property conveyed to Ameryllis Cromartie, Abraham Cromartie IV, and Ashley Cromartie, as tenants in common by deed from Ameryllis Cromartie as Administrator of the Estate of Abraham Cromartie, III, dated July 13, 2005, of record in Instrument No.20050809-0094018, Register's Office for Davidson County, Tennessee.

This description was taken from the previous deed.

MAP/PARCEL: 081-11-0 049.00
PROPERTY ADDRESS: 1707 21st Avenue, North,, Nashville, TN 37208 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

SUBJECT to all matters on the Plan of record in Book 21, page 80, said Register's Office.

According to the records of the Probate Court Clerk, the Estate of Abraham Cromartie, III was closed September 21, 2006.

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.

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 3rd day of September, 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 3rd day of September, 2008.

Kay E. Farmer
Notary Public

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/24/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,655.00.

Affiant

Subscribed and sworn before me, this 3rd day of September, 2008.

Kay E. Farmer
Notary Public

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/24/2010

File #65225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10655.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 5th DAY OF Sept 20 08

Deputy Register