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

Davidson County DEEDTRS
Recvd: 09/26/08 08:57 3 pg
Fees:18.00 Taxes:30.39
20080926-0097828

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

MAP/PARCEL: 091-08-0 102.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 31, 2006, recorded in Instrument No.20060622-0074360, Register's Office, Davidson County, Tennessee, Gregory Anthony Gant, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 19, 2008, recorded in Instrument No.20080221-0016793, 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 22 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 August 29, September 5, and September 28, 2008, stating that on Friday, September 19, 2008 at 12:15 PM, in the hallway just outside the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center at 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 **Hannah M. Spain**, her heirs and assigns, for $8212.20, 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 **Hannah M. 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:

LAND in Davidson County, Tennessee being Lot No.64 and the northerly part of Lot No. 65 on the Map of L.H. Davis' Subdivision of Lot No.41 of the Clifton Plan as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

BEGINNING on the southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the northeast corner of the property conveyed to Mary Beasley for life, etc., by deed from Richard I. West and wife, of record in Book 898, page 3 170, said Register's Office; thence with said Beasley's northerly line, westwardly 100 feet more or less, to the easterly margin of said alley; thence with said alley northwardly 130 feet to the southwesterly margin of 40th Avenue, North; thence with said Avenue, southeastwardly 165 feet to the beginning.

DEED REFERENCE:
BEING part of the same property conveyed to Gregory Anthony Gant by Quitclaim Deed from Cheneta Lasha Gant, dated March 29, 2006, of record in Instrument No.20060329-0035479, Register's Office for Davidson County, Tennessee. See also, Affidavit of Heirship of record in Instrument No. 20060228-0023204, re-recorded in 20060619-0072955 and Affidavit of Elouise J. Dantzler of record in Instrument No.20060228-0023202, Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed.

MAP/PARCEL: 091-08-0 102.00
PROPERTY ADDRESS: 1035 40th Avenue, North, Nashville, TN 37208 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

THIS SALE IS SUBJECT TO AN AFFIDAVIT OF HEIRSHIP of record in Book 20060619-0072955, said Register's Office. The affidavit of Heirship corrects a typographical error in the description on the Quitclaim Deed which states..."being Lot No. 64 and the northerly part of Lot No.654..." Lot No.654 should read Lot No.65.

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 24th 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 24th 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 $8212.20.

Affiant

Subscribed and sworn before me, this 24th 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

#60791