PREPARED BY:
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 NORTH MAIN STREET
COLUMBIA, TN 38401

Davidson County DEEDTRS
Recvd: 12/04/08 12:26 5 pgs
Fees:28.00 Taxes:166.50
20081204-0117593

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 25, 2004, Jennifer M. Strasbaugh executed a Deed of Trust to R. Dale Floyd, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in the Register's Office of Davidson County, Tennessee as Item No. 20040301-0023163 (and as re-recorded as Item No. 20040510-0053019); and

WHEREAS, Coastal States Mortgage Corporation is the current holder and owner of the debt secured by said Deed of Trust and by instrument recorded in said Register's Office as Item No. 20081024-0106677, named and appointed the undersigned as Substitute Trustee in the place and stead of R. Dale Floyd, Trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Deed of Trust, and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the said property, the advertisement for sale having been published in The Tennessean, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of November 14, 2008, November 21, 2008 and November 28, 2008 of said newspaper, said sale having been advertised for December 4, 2008, commencing at 12:00 p.m. (twelve o'clock p.m., noon) at the corner of Fifth and Broadway at the Main Entrance to the Sommet Center, F/K/A Gaylord Entertainment Center of the Davidson County Courthouse, Nashville, Tennessee, at which time and place the same was offered for sale and sold; and

WHEREAS, the highest and best bid of said property was then and there made by FIRST FARMERS AND MERCHANTS BANK, to-wit; a bid of $45,000.00 (Forty Five Thousand ——— dollars) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee, that being the highest and best bid offered,

NOW THEREFORE, for the consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned Substitute Trustee has bargained and sold, and does by these presents bargain, sell and convey unto said FIRST FARMERS AND MERCHANTS BANK, the property advertised and sold as hereinabove recited, being in the County of Davidson, State of Tennessee, and more particularly described as follows:

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

Being Lot No. 135 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, Page 61, as amended in Book 5066, Page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jennifer M. Strasbaugh by instrument of record at Item No. 20040301-0023162 (as re-recorded as Item No. 20040510-0053018) in the Davidson County, Tennessee Register of Deed's Office.

This property having a street address of 4732 Volunteer Drive, Antioch, Tennessee 37013.

Tax Map and Parcel: 14905008100

TO HAVE AND TO HOLD unto the said First Farmers and Merchants BANK, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same against lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise. This conveyance is made subject to the lien of any unpaid real property taxes and any prior liens of record. The owner of the indebtedness conducted a supplemental search of the property records which reflected no Federal or State Tax liens.

The substitute Trustee has applied the consideration as follows:

Certified Mail Fees	$ 5.49
Recording Appointment of Substitute Trustee	$ 12.00
Publication Expense-The Tennessean	$ 473.50
Attorney's Fees	$ 750.00
Credit on Note	$ 43,759.00

WITNESS the signature of the undersigned Substitute Trustee, this the 4th day of December, 2008.

L. ROBERT GREFSENG
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public of said state and county, *L. Robert Grefseng, Substitute 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 within instrument for the purpose therein contained.

Witness my hand and seal this 4th day of December, 2008.

Karen Hazard
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 19, 2009

KAREN HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NEW OWNER (LR6)
PERSON OR AGENCY RESPONSIBLE
FOR TAXES:

First Farmers and Merchants Bank
P.O. Box 1148
Columbia, TN 38402

STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 45,000 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 4th day of December, 2008.

NOTARY PUBLIC

KAREN HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

MY COMMISSION EXPIRES:

May 19, 2009