Name & Address of Owner for Tax Bills:
RAVABAB, a TN general partnership
c/o Grassland Financial Services, LLC
1108 Battlewood Street
Franklin, TN 37069

Davidson County DEEDTRS
Recvd: 12/16/08 14:28 3 pgs
Fees:18.00 Taxes:626.24
20081216-0120537

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

MAP/PARCEL: 069-12-0 067.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 10, 2007, recorded in Instrument No. 20070112-0005399, Register's Office, Davidson County, Tennessee, **Edward C. Hatch**, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, said Deed of Trust was assigned by Instrument No. 20070201-0013205, said Register's Office; and

WHEREAS, by instrument dated February 10, 2008, of record in Instrument No. 20080425-0042483, 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 November 21, November 28, and December 5, 2008 , stating that on Friday, December 12, 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 **RAVABAB, a Tennessee general partnership,** its successors and assigns, for $169,255.11, 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 **RAVABAB, a Tennessee general partnership,** (hereinafter referred to as Grantee), its successors 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 parts of Lots Nos. 4 and 5 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

BEGINNING on the northeasterly margin of Highway No. 112 at the southwesterly corner of the property conveyed to Loni E. Nicholson and wife, by deed from Cosie E. Bratton, as of record in Book 1272, page 344, Register's Office for said County; thence with Nicholson's southeasterly line, northeastwardly 172.25 feet more or less to a point 100 feet southwest of the southwesterly line of Lot No. 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 158 feet more or less to the line between Lots Nos. 3 and 4: 158 feet more or less to the line between Lots Nos. 3 and 4; thence with the line between said two lots southwestwardly 178.5 feet to the northeasterly margin of Highway No. 112; thence with same northwestwardly 158 feet to the beginning.

INCLUDED in the above description by expressly EXCLUDED from this conveyance is that portion of the property taken by the State of Tennessee for the widening of Highway No. 112.

DEED REFERENCE:
BEING the same property conveyed to Edward C. Hatch by deed dated January 10, 2007 from John R. Bratten, Jr. as to a one-half undivided interest and Peggy D. **Mathes, Administrator of the Estate of Joyce Bratten, pursuant to an Order of the** Seventh Circuit Court of Davidson County, Tennessee, Docket No.06P-484, as to a one-half undivided interest, of record in Instrument Number: 20070112-0005398, Register's Office for Davidson County, Tennessee.

SUBJECT to an Easement to Tennessee Electric Power Company as shown of record in Book 787, page 2; a Right of Way Agreement to Tennessee Natural Gas Lines, Inc. as shown of record in Book 2538, page 421; a Sanitary Sewer and Drainage Easement as shown of record in Book 3983, page 66; and a Consent Judgment and Final Decree in favor of the State of Tennessee record in Book 3983, page 66, said Register's Office.

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PROPERTY ADDRESS: 3634 Clarksville Pike, Nashville , TN 37218 as shown on the tax maps of the 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.**

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 12th day of December, 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 12th day of December, 2008.

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 $169,255.11.

Affiant

Subscribed and sworn before me, this 12th day of December, 2008.

Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/24/2010

#65039