Davidson County DEEDTRS
Recvd: 12/22/08 16:07 3 pgs
Fees:18.00 Taxes:185.00
20081222-0122153

$203.00

10158613

Address New OWNER(S):
Wilson Bank & Trust
P.O. Box 768
Lebanon, TN 37088-0768

THIS INSTRUMENT PREPARED BY:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, TN 37087

SEND TAX BILLS TO:
owner

Map 128 Group ___ Parcel 86

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated August 17, 2006, executed by Tony L. Patton and wife, Michelle L. Patton to Jack Case Wilson, Trustee, of record in Instrument No. 20060918-0115011, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Robert Evans Lee having been appointed Substitute Trustee in the place and stead of Jack Case Wilson, Trustee, the said Appointment of Substitute Trustee of record in Instrument No. 20080915-0093876, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as 548 Old Hickory Blvd., Nashville, Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, Wilson Bank & Trust is the owner and holder of the indebtedness secured by said Deed of Trust, and as such is authorized the above-referenced Substitute Trustee to act in accordance with the powers given the Trustee in the Deed of Trust to foreclose on the Real Property; and

WHEREAS, Robert Evans Lee, Substitute Trustee, caused the Real Property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said Real Property would be sold at 10:00 o'clock A.M. on December 2, 2008, at the Sommet Center, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Real Property, and sold "As Is" concerning the condition of the Real Property; and

WHEREAS, the Substitute Trustee personally appeared and offered the Real Property for sale at public outcry and the highest, best and last bid received was the sum of FIFTY THOUSAND and 00/100 DOLLARS ($50,000.00) from **Wilson Bank & Trust** (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of FIFTY THOUSAND and 00/100 DOLLARS ($50,000.00) cash in hand paid by Grantee, and for other valuable consideration, the receipt and sufficiency of which were acknowledged, Robert Evans Lee, Substitute Trustee, has this day bargained and sold and, by these presents, does transfer and convey the Real Property, as described above and in Exhibit A, to Grantee, its successors, and assigns.

To have and to hold the Real Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Substitute Trustee conveys said Real Property subject to all mortgages, liens, claims, rights and any and all unpaid taxes of whatever nature that may be liens against it. It is the intention of the Substitute Trustee to convey to Grantee no greater title in the subject Real Property than he received as Substitute Trustee.

This sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as a lien against the Real Property, and city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Real Property. This sale is also subject to any matter that an accurate survey of the Real Property might disclose.

Witness my hand this 2nd day of December 2008.

ROBERT EVANS LEE, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of this County, **Robert Evans Lee, 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 purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2008.

Notary Public

My Commission Expires: 2-6-2010

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2ND DAY OF DECEMBER 2008.

AFFIANT

Patricia Lane Reed
NOTARY PUBLIC

PATRICIA LANE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 2-6-2010

EXHIBIT "A"

Being a part of the old Robertson and Hugley lands situated in Davidson County, Tennessee, according to an unrecorded survey by Norris H. Hickerson, Surveyor, June 23, 1951, said land being described as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, 875 feet southerly from an old iron pin on said easterly margin of Old Hickory Boulevard, southerly 100 feet to an old wire fence; thence easterly following the line of said fence 257 feet more or less, to the corner of said fence; thence following the line of said fence southerly 102 feet more or less, to the corner; thence following said old fence easterly 867 feet more or less, to a stake in the center of the Old Ezell Hollow Road; thence northerly following said center of said Old Ezell Hollow Road 132 feet more or less; to a stake; being the Samuel A. Tolbert line; thence westerly 1095 feet more or less, to the easterly margin of Old Hickory Boulevard, being the point of the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY THAT WAS CONVEYED IN BOOK 7847, PAGE 334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Beginning at the point of intersection of the existing east margin of State Route 251 (Old Hickory Blvd) and the south boundary of the Samuel A. Tolbert, et ux property; thence with said south boundary south 75 degrees, 49 minutes, 13 seconds east 14.79 feet; thence with a curve right having a radius of 1677.02 feet southwardly 79.07 feet to a point in Jack M. Ostrow's north boundary; thence with said boundary north 75 degrees, 49 minutes, 13 seconds west 18.55 feet to a point in the existing east margin of State Route 251; thence with said margin northwardly 79.99 feet to the point of beginning containing 1280 square feet.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY THAT WAS CONVEYED IN BOOK 3538, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Beginning at a point on the Easterly margin of Old Hickory Blvd., 875 feet Southerly from an old iron pin on said Road; thence following said survey and the Easterly margin of Old Hickory Blvd., Southerly 20 feet to a stake; thence in an Easterly direction and parallel with the North boundary of this tract, 323 feet to a stake; thence in a Southerly direction 55 feet to a stake; thence in an Easterly direction and again parallel with the North boundary of this tract, 500 feet to a stake; thence in a Northerly direction 75 feet to a stake in the North boundary line of this tract; thence following the North boundary line in a Westerly direction 823 feet, more or less, to the point of beginning, and containing one acre, more or less.

Being the same property conveyed Tony L. Patton by deed of record in Instrument No. 200609180115010, Register's Office for Davidson County, Tennessee.