Davidson County DEEDTRS
Recvd: 01/07/09 09:11 3 pgs
Fees:18.00 Taxes:54.58
20090107-0001498

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

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

MAP/PARCEL: 091-08-0-264.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 15, 2000, recorded in Instrument No.20000816-0081197, Register's Office, Davidson County, Tennessee, **Uchendi O. Nwani**, conveyed to Victor Hazelwood, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHERAS, said Deed of Trust was assigned by Instrument No.20081120-0114212, said Register's Office; and

WHEREAS, by instrument dated November 25, 2008, recorded in Instrument No.20081201-0116167, 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 25 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 December 12, December 19, and December 26, 2008 , stating that on Monday, January 5, 2009 at 12:00 Noon, in the hallway just outside the Davidson County Register of Deeds Office located inside the Sommet Center, formally 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, proper notice was given to the Internal Revenue Service by letter dated December 5, 2008 with acknowledgement of receipt of certified mail, and receipt of letter of compliance from IRS dated December 18, 2008; 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 $14,752.29, 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 Lot No. 15 on the Map showing the subdivision of Lots Nos. 3-6, etc. of certain lots in Clifton Plan of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 46.9 feet on the westerly side of 42nd Avenue North and runs back 150 feet on the westerly side of 42nd Avenue North and runs back 150 feet on the northerly line and 151 feet on the southerly line to an alley in the rear on which it measures 29 feet.

DEED REFERENCE:
BEING the same property conveyed to Uchendi O. Nwani by deed from Ida Mai Shaw of record in Instrument No.20000816-0081196, said Register's Office.

MAP/PARCEL: 091-08-0-264.00
PROPERTY ADDRESS: 925 42nd Avenue, North, Nashville, TN 37209 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

The description was taken from the Deed of Trust of record in Instrument No. 20000816-0081197, said Register's Office.

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 6th day of January, 2009.

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 6th day of January, 2009.

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 $14,752.29.

Affiant

Subscribed and sworn before me, this 6th day of January, 2009.

Kay E. Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-2010

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