Name and address of New Owner:
Melvin Vern Hussung, III and wife, Anne Herron Hussung
827 W. Argyle Avenue
Nashville, TN 37203

Send Tax Bills:
Same

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

194276C3-1

Recording Requested by &
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Davidson County DEEDTRS
Recvd: 02/18/09 14:20 4 pgs
Fees:23.00 Taxes:1232.10
20090218-0013818

MAP/GROUP/PARCEL: 105 10 0 016.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 5, 2007, filed of record in Instrument No.20070412-0044152, Register's Office, Davidson County, Tennessee, Dennis Kurttila, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 18, 2008 and recorded by Instrument No.20081223-0122313, 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 26 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 January 9, January 16, and January 23, 2009, stating that on Tuesday, February 3, 2009, at 12:00 Noon, in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center on 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 Melvin Vern Hussung, III and wife, Anne Herron Hussung, their heirs and assigns for $333,001.00, 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 Melvin Vern Hussung, III and wife, Anne Herron Hussung, (hereinafter referred to as Grantee), their heirs and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 8 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Beginning at the southeast corner of Argyle Avenue, formerly Fairview Avenue, and a 20-foot alley bounding said lot on the west, being the northwest corner of said Lot No. 8; thence with the southerly margin of said Avenue, easterly 150 feet; thence southerly 150 feet, more or less, to a point on said alley about 183 feet southerly or southeasterly from the beginning point; thence with the northeasterly margin of said alley, northwesterly 183 feet, more or less to the beginning.

DEED REFERENCE:
BEING the same property conveyed to Dennis Kurttila by deed from Lillie Odell Johnson and Anthony Wayne Walker and James Edward Walker and Amanda Walker Farris, f/k/a Amanda Walker and John Walker of record in Instrument No. 20060906-0110019, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to all matters on the Plan of record in Book 57, page 95, said Register's Office.

This description was taken from the previous deed of record as well as the deed of trust above-mentioned.

MAP/PARCEL: 105 10 0 016.00
PROPERTY ADDRESS: 827 W. Argyle Ave., Nashville, TN 37203 as shown on the maps of the Assessor of Property for Davidson County, Tennessee.

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 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 6th day of February, 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 February, 2009.

Kay E. Farmer
Notary Public

KAY E. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $333,001.00.

Affiant

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

Kay E. Farmer
Notary Public

KAY E. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07-24-2010

DGM File #66106

EXHIBIT "A"

LAND in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 8 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

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