Address New OWNER(S):
First Freedom Bank
P.O. Box 100
Lebanon, TN 37088-0100

SEND TAX BILLS TO:
owner

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

Map 44.14 Parcel 129 & 130
Map 64.01 Parcel 33

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a default occurred under the terms and conditions provided for in a Deed of Trust dated December 15, 2006, executed by Christopher Bixenman and Annemarie Bixenman to John R. Lancaster, Trustee, of record in Instrument No. 20061227-0158993, 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 John R. Lancaster, Trustee, the said Appointment of Substitute Trustee of record in Instrument No. 20090218-0013432, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust covers real property located in Davidson County, Tennessee, known as Lots 90 & 91, Rolling Green Subdivision Section 1, AND 213 Shute Lane, all in Old Hickory, Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Real Property").

WHEREAS, First Freedom Bank 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 May 19, 2009, at the Sommet Center, Broadway, Suite 501, 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 TWO HUNDRED NINETY SIX THOUSAND NINE HUNDRED EIGHTY SEVEN and 00/100 DOLLARS ($296,987.00) from **First Freedom Bank** (hereinafter referred to as the "Grantee"), and said Real Property was knocked off and sold to the Grantee for said amount;

BILL GARRETT, Davidson County
Trans:T20090034952 DEEDTRS
Recvd: 05/28/09 08:33 3 pgs
Fees:18.00 Taxes:1098.85
20090528-0048746

NOW, THEREFORE, in consideration of the premises, the sum of TWO HUNDRED NINETY SIX THOUSAND NINE HUNDRED EIGHTY SEVEN and 00/100 DOLLARS ($296,987.00) 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 19th day of May 2009.

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 19th day of May, 2009.

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 $296,987.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF MAY 2009.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-2010

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

EXHIBIT "A"

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 90, on the Plans of Rolling Green Subdivision, Section I, as shown by plat of record in Plat Book 1424, Page 75 & 76, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING Lot 91, on the Plans of Rolling Green Subdivision, Section I, of record in Book 1424, Page 75 & 76, Register's Office for Davidson County. Said Lot 91 fronts 110.6 feet on the east side of Fowler Street and runs back between lines 203.4 feet in the north side and 137.9 feet on the south line measuring 96.5 feet thereon.

Both being the same property conveyed to Christopher Bixenman and AnneMarie Bixenman, husband and wife, by deed from Ross Cunningham and wife, Gloria Cunningham of record in Instrument No. 20061227-0158992, Register's Office for said County.

BEING Lot No. 201, Brandywine Farms, Section 11 (XI), as shown by plat of record in Plat Book 4595, Page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Bixenman and AnneMarie Bixenman, husband and wife, by deed from Jacob C. Chotts and Kathy Ann Barfield Felts, recorded 8/10/2001 of record in Instrument No. 20010810-0086171, Register's Office for said County.