Name and address of new owner:
First National Bank of PA
4140 E State Street
Hermitage, PA 16148

Send Tax Bills To:
Same

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

BILL GARRETT, Davidson County
Trans:T20090051244 DEEDTRS
Recvd: 07/29/09 15:28 3 pgs
Fees:18.00 Taxes:524.25
20090729-0071101

MAP/GROUP/PARCEL: 096 09 OB 033.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 3, 2008, recorded in Instrument No.20080714-0071994, Register's Office, Davidson County, Tennessee, **Harold D. Feener, married**, conveyed to Borrower's Attorney Cumberland Title, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument recorded in Instrument No.20090605-0052476, Register's Office, Davidson County, Tennessee, 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 July 3, July 10, and July 17, 2009, stating that on Friday, July 24, 2009, at 11:30 AM, in the hallway outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, formerly known as the Gaylord Entertainment Center, 501 Broadway, 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 **First National Bank of PA**, its successors and assigns for $141,688.23, 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 **First National Bank of PA**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 3066, Donelson's Place as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Plat Instrument No.200707030079564 and amended in Instrument 200707120083113 and 200708160098067, 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.

DEED REFERENCE:
Being the same property conveyed to TNRE Ventures, LLC by deed from Harold D. Feener, dated July 8, 2008, of record in Instrument 20080714-0071995, Register's Office for Davidson County, Tennessee.

This description was taken from the previous deed of record as well as from the description on the foreclosed deed of trust.

TAX MAP-PARCEL NO.: 096 09 0B 033.00
PROPERTY ADDRESS: 3066 Whitland Crossing Dr., Nashville, TN 37214, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

SUBJECT to Restrictive Covenants contained in instrument of record in Instruments 20070703-0079564, 200707120083113, and 200708160098067; and all matters on the Plan of record in Instrument 20070703-0079564, amended in Instrument 200707120083113 and 200708160098067, 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 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 27th day of July, 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 27th day of July, 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 $141,688.23.

Affiant

Subscribed and sworn before me, this 27th day of July, 2009.

Kay E. Farmer
Notary Public

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-24-2010

File #67021