THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

NEW OWNER & ADDRESS:
Volunteer State Bank
P.O. Box 7897
Portland, TN 37148

SEND TAX BILLS TO:
Same

MAP-PARCEL:01100018200

BILL GARRETT, Davidson County
Trans:T20090054125 DEEDTRS
Recvd: 08/07/09 14:48 5 pgs
Fees:28.00 Taxes:44.40
20090807-0074662

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 2006, of record in the Register's Office for Davidson County, Tennessee, in instrument number 20060614-0070419, Janice L. Napier conveyed certain real property therein described to Matthew D. Ricker, Trustee to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust was later modified by virtue of a Modification Agreement dated June 21, 2007, of record in the Register's Office for Davidson County, Tennessee, in instrument number 20070621-0074005; and

WHEREAS, by instrument dated July 6, 2009, Bennett F. Bratcher was appointed Substitute Trustee to serve in place and stead of Matthew D. Ricker, pursuant to the aforementioned Deed of Trust, said appointment of Substitute Trustee being recorded as instrument number 20090706-0062241, Register's office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing and advertisement for three consecutive weeks in the Tennessean, a newspaper published in Davidson County, Nashville, Tennessee, said notice being first published on July 10, 2009 and thereafter on July 17, 2009 and July 24, 2009 which notice of sale advertised the sale of property hereinafter described for August 3, 2009 at 10:00 a.m.; and

WHEREAS, on August 3, 2009 at 10:00 a.m. at the front door of the Davidson County Register of Deeds Office, 501 Broadway, Nashville, Tennessee 37203, being the time and place fixed at said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances, and other matters which are prior and right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twelve Thousand and 00/100 Dollars ($12,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust having been received the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum bid and paid as herein provided, Bennett F. Bratcher, Substitute Trustee, does hereby bargain, sell, transfer, and convey unto

Volunteer State Bank, its successors and assigns, all of that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job # 960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' ingress-egress utility and private line easement, said point of beginning being 753.52' northwesterly from the northwesterly margin of Greer Road, said point of beginning the southeast corner of the herein described tract; thence, leaving the center of the said easement, S. 52 Deg. 51 min. 47 sec. W. 369.52' to an iron pin in a fence line, the line of the Montry Duke property of Record in Book 4731, Page 932, Register's Office for Davidson County, Tennessee; thence, with Duke's line and a fence N. 43 deg. 19 min. 58 sec. W 560.50' to an iron pin; thence, leaving Duke's line N. 66 deg. 00 min. 11 sec E. 535.33' to an iron pin in the center of said 50' ingress-egress, utility and private water line easement; thence with the center of said easement, the following two calls: S 21 deg. 09 min. 07 sec. E 146.84' to an iron pin; thence, S. 27 deg 19 min. 28 sec. E 298.54' to the point of beginning.

Together with a 50 foot ingress-egress, utility and private water line easement of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee.

Together with a 20 foot easement for placement of private water meters along Greer Road, of Record in Book 10424, Page 436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Jerrell D. Rawls and wife, Penny J. Rawls to Janice L. Napier as recorded on the 14th day of June, 2006 in Instrument Number 20060614-0070418 and Warranty Deed from Paul Brian Ignatz, unmarried, to Jerrell D. Rawls and Penny J. Rawls, husband and wife as recorded on the 4th day of April, 205 a Instrument Number 20050404-0036044, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 2683 Greer Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate together with all hereditaments, easements, appurtenances, and improvements thereunto

belonging, in fee simple, forever, free from all rights or exemptions of the grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Bennett F. Bratcher as Substitute Trustee does hereby transfer, assign and set over unto said Volunteer State Bank, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 5th day of August, 2009.

BENNETT F. BRATCHER
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENNETT F. BRATCHER, Substitute Trustee, and 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 Goodlettsville, Tennessee, on this the 5th day of August, 2009.

CHERYL McQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $12,000.00.

Affiant

Sworn to and subscribed before me,

this 5th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: _____

CHERYL McQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010