Name and address of new owner for Tax Bills:
David G. Mangum, and wife,
Patti B. Mangum
6204 River Oaks Court
Brentwood, TN 3027

BILL GARRETT, Davidson County
Trans:T20090070053 DEEDTRS
Recvd: 10/14/09 15:53 3 pgs
Fees:18.00 Taxes:898.93
20091014-0095315

This Instrument Prepared by:
Michael I. Mossman
Attorney at Law
2021 21st Ave. S, Ste. 320
Nashville, TN 37212

MAP/GROUP/PARCEL: 118-05-0 014.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 25, 2009, recorded in Instrument No. 20090327-0027731, Register's Office, Davidson County, Tennessee, Soluzioni, Inc., a Tennessee Corporation by Shonn Tibbs, President and Shonn Tibbs, Personally and Individually, conveyed to David G. Mangum, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 10, 2009, and recorded in Instrument No.20090910-0084969, 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 Michael I. Mossman 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 Michael I. Mossman, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Michael I. Mossman, 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***, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 18, September 25, and October 2, 2009, stating that on Tuesday, October 13, 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, 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, on said date at the time and place stated in said advertisement, and on said terms, I, Michael I. Mossman, Substitute Trustee, offered said property for sale at public outcry and sold said property to David G. Mangum and wife, Patti B. Mangum, their heirs and assigns for $242,954.90, 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, **Michael I. Mossman, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **David G. Mangum and wife, Patti B. Mangum**, (hereinafter referred to as Grantee), their heirs and assigns, the following described property, to wit:

BEING the northerly 55 feet of Lot No.183 on the plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No.183 fronts 55 feet on the westerly side of Granny White Pike and runs back between parallel lines, with the southerly margin of Ferguson Avenue, 150 feet to an alley.

DEED REFERENCE:
BEING the same property conveyed to Soluzioni, Inc., a Tennessee corporation by deed from Myles Owens, III, a 50% undivided interest and Chandra Harris as to a 40% undivided interest of the 50% tenant in common interest of Dora Childs; Margie Inman a 30% undivided interest of the 50% tenant in common interest of Dora Childs, and Sebra Owens a 30% undivided interest of the 50% tenant in common interest of Dora Childs, dated May 21, 2008, of record in Instrument No.20080523-0052924, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants, including but not limited to all matters on the Plan of record in Book 332, page 10, said Register's Office.

MAP/PARCEL: 118-05-0 014.00
PROPERTY ADDRESS: 3201 Granny White Pike, Nashville, TN 37204 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

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 13th day of October, 2009.

Michael I. Mossman, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael I. Mossman, 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 13th day of October, 2009.

Notary Public

My Commission Expires: 7-24-2010

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $242,954.90.

Affiant

Subscribed and sworn before me, this 13th day of October, 2009.

Notary Public

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-24-2010

File #67338