THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203-3416
(615) 859-0060

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20090073357 DEEDTRS
Recvd: 10/28/09 14:43 3 pgs
Fees:18.00 Taxes:180.79
20091028-0099606

SUBSTITUTE TRUSTEES DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc.	Same	Map 009-00-0 Parcel 001.00
P.O. Box 9800		
Maryville, Tennessee 37802		

WHEREAS, on June 3, 1998, Dennis Goodman (one and the same as Dennis Dale Goodman) and wife, Joy Goodman, executed a certain Deed of Trust conveying the property therein described to James L. Clayton, Trustee, to secure said indebtedness therein described in such Deed of Trust to CMH Homes, Inc. d/b/a Norris, of record in Book 10969, Page 186, Register's Office for Davidson County, Tennessee. CMH Homes, Inc. d/b/a Norris having subsequently assigned said Deed of Trust to Vanderbilt Mortgage and Finance, Inc. by assignment of record in Instrument No. 20090910-0084749, in said Register's Office.

WHEREAS, by Appointment of Substitute Trustee of record in Instrument No. 20090910-0084750, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on September 25, 2009, October 2, 2009 and October 9, 2009 in The Davidson A.M., a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on October 16, 2009 at 1:15 p.m. at the front door of the Sommett Center in Nashville, Davidson County, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other

rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale, Vanderbilt Mortgage and Finance, Inc. being the highest and best bidder, became the purchaser of such property for a price of $48,861.86.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> A Tract of land lying and being in the 14th Civil District of Davidson County, by survey of Frank V. Neeley, Tennessee Registered Land Surveyor, No. 1493, dated May, 1994, and being more particularly described as follows:
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> Beginning at an iron pin, said pin being in the southerly margin of Jackman Road; thence, with said margin of Jackman Road, along a curve to the right, with a central angle of 14 deg. 06 min. 00 sec., and a radius of 598.50 feet, a distance of 147.29 feet to a point; thence, along a curve to the right, with a central angle of 20 deg. 44 min. 42 sec., and a radius of 861.38 feet, a distance of 311.88 feet to a point; thence, along a curve to the right, with a central angle of 19 deg. 30 min. 54 sec., and a radius of 718.74 feet, a distance of 244.81 feet to a point; thence, along a curve to the right, with a central angle of 19 deg. 56 min. 35 sec., and a radius of 604.35 feet, a distance of 210.37 feet to a point; thence, South 69 deg. 10 min. 05 sec., East 35.00 feet to an iron pin; thence, leaving said margin of Jackman Road, South 20 deg. 49 min. 55 sec. West, 485.07 feet to an iron pin; thence, north 70 deg. 03 min. 37 sec., West, 742.82 feet to the point of beginning, containing 6.061 acres.
>
> Being the same property conveyed to grantors herein by deed of record in Book 9383, Page 538, Register's Office for Davidson County, Tennessee.
>
> ALSO KNOWN AS: 8055 Jackman Road, Joelton, Tennessee 37080

This property includes a 1998 Southern Energy mobile home VIN No. DSE2AL11796AB which was purchased under an installment contract-security agreement which evidences the deed and which will stay with the land.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 26th day of October, 2009.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, 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 he purposes therein contained.

Witness my hand, at office, this 26th day of October, 2009.

NOTARY PUBLIC

My commission expires: 11-7-12

JENNY TAYLOR GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $48,861.86.

AFFIANT

Subscribed and sworn to before me this the 26th day of October, 2009.

NOTARY PUBLIC

My commission expires: 11-7-12

JENNY TAYLOR GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY