PICK-UP

Name and address of new owner and send tax bills to:
Nashville Area Habitat for Humanity, Inc.
1006 8th Avenue South
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090073932 DEEDTRS
Recvd: 10/30/09 11:37 3 pgs
Fees:18.00 Taxes:166.50
20091030-0100313

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

MAP-PARCEL NO.: 060 09 0 013.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 5, 2002, recorded in Instrument No.20020611-0070536, Register's Office, Davidson County, Tennessee, **Leah Agnew**, conveyed to Rusty L. Moore, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 30, 2009, and recorded in Instrument No.:20091002-0091529 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 *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 October 9, October 16 and October 23, 2009, stating that on Friday, October 30, 2009, at 11:30 PM, 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, 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 **SUBJECT** to a first mortgage securing Nashville Area Habitat for Humanity, Inc. of record in Instrument No.20020219-0021029, said Register's Office; 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 Nashville Area Habitat for Humanity, Inc., its successors and assigns for $45,000.00, 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 **Nashville Area Habitat for Humanity, Inc.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Part of Lot No. 19, on the Plan of Matthews Square of record in Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

DEED REFERENCE:
BEING the same property conveyed to Leah Agnew by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, dated February 5, 2002, of record in Instrument No. 20020219-0021028, Register's Office of Davidson County, TN.

SUBJECT to all matters on the Plan of record in Book 6250, page 337, said Register's Office.

MAP/GROUP/PARCEL: 060 09 0 013.00
PROPERTY ADDRESS: 2726 Old Matthews Rd., Nashville, TN 37207, as shown on the tax maps of Assessor of Property for Davidson County, TN.

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 other 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 30th day of October, 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 30th day of October, 2009.

Kay E. Farmer
Notary Public

My Commission Expires: 07/24/2010

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 $45,000.00.

Affiant

Subscribed and sworn before me, this 30th day of October, 2009.

Notary Public

My Commission Expires: 07/24/2010

KAY E. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #68199