Name and address of New Owner:
First State Bank
P.O. Box 733
Union City, TN 38261

Send Tax Bills:
First State Bank
P.O. Box 733
Union City, TN 38261

BILL GARRETT, Davidson County
Trans:T20090080990 DEEDTRS
Recvd: 12/01/09 10:53 3 pgs
Fees:18.00 Taxes:1480.00
20091201-0109742

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

MAP/GROUP/PARCEL: **131-02-0 Y 001.00 CO 139.00: Old-131-02-0 139.00**
PROPERTY ADDRESS: **Unit A of Condominium, 4213 Kirtland Road, Nashville, TN 37215**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 30, 2006, filed of record in Instrument No.20060202-0012847, and subsequent modification agreements of record in Instrument Nos. 20070216-0019716 and 20080408-0035336, and by UCC Financing Statement of record in Instrument No.20060202-0012848, and Partial Release of Unit B of Kirtland Road Townhomes of record in Instrument No. 20090522-0047266, Register's Office, Davidson County, Tennessee, Tonya Esquibel and Daniel Esquibel, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 19, 2008 and recorded by Instrument No.20081229-0123086, said Register's Office, 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 25 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 November 6, November 13, and November 20, 2009, stating that on Monday, November 30, 2009, at 2:00 PM, 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 on 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, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to First State Bank, a banking institution, its successors and assigns for $400,000.00, 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 **First State Bank**, a banking institution, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit A on the Horizontal Property Regime for Kirtland Road Townhomes as set out in the Master Deed of record as Instrument No. 20090122-0005491, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

DEED REFERENCE:
BEING part of the same property conveyed to Kirtland Partners, LLC, Tennessee limited liability company, by deed from Tonya Esquibel and husband, Daniel Esquibel by deed of record in Instrument No. 20090122-0005490, dated January 22, 2009, Register's Office for Davidson County, Tennessee.

Also BEING the same property conveyed to Tonya Esquibel and husband, Daniel Esquibel by deed from Karen Rose Gonzalez, an unmarried person, of record in Instrument No.20041230-0154789, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office, including but not limited to all matters on the Plan of record in Book 843, page 66; and Restrictive Covenants contained in the Master Deed of record in Instrument 20090122-0005491, said Register's Office.

MAP/PARCEL: New – 131-02-0 Y 001.00 CO 139.00; Old – 131-02-0 139.00
PROPERTY ADDRESS: Unit A of Condominium, 4213 Kirtland Road, Nashville, TN 37215, as shown on the maps of the Assessor of Property for Davidson County, Tennessee.

NOTE: Unit B of said condominium unit having an address of 4211 Kirtland Road, Nashville, TN 37215 was sold to Alison Ferrell by deed of record in Instrument No. 20090209-0010946, 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.

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 November, 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 November, 2009.

Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

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

Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07-24-2010

DGM File #66322