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:T20090085870 DEEDTRS
Recvd: 12/21/09 15:48 3 pgs
Fees:18.00 Taxes:64.75
20091221-0116174

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

MAP/GROUP/PARCEL: **091-03-0 004.00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 9, 2004, filed of record in Instrument No.20040913-0110526, and modified by instruments of record in 20050119-0006499 and 20060421-0045690, Register's Office, Davidson County, Tennessee, Sam A. Buchanan, conveyed to John C. Clark, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 5, 2009 and recorded by Instrument No.20091113-0104897, 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 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* published in the Friday *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 27, December 4 and December 11, 2009, stating that on Friday, December 18, 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 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 $17,500.00, 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:

BEING the southerly 100 feet and the easterly 30 feet of Lot 1301, Block 49, Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

DEED REFERENCE:
BEING the same property conveyed to Sam A. Buchanan, a married man by deed from Gilbert S. Bullington, dated September 9, 2004, of record in Instrument No. 20040913-0110525, 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.

FURTHER SUBJECT to UCC Financing Statement of record in Instrument No. 20040913-0110527, said Register's Office.

This description was taken from the previous deed of record as well as the deed of trust above-mentioned.

MAP/PARCEL: 091-03-0 004.00
PROPERTY ADDRESS: 5400 California Ave., Nashville, TN 37209 as shown on the maps of the Assessor of Property for Davidson County, Tennessee.

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 21st day of December, 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 21st day of December, 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 $17,500.00.

Affiant

Subscribed and sworn before me, this 21st day of December, 2009.

Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07-24-2010

DGM File #68842