**Name and address of new owner:**
**Maxwell W. Ritter**
**6116 Montcrest Drive**
**Nashville, TN 37215**

BILL GARRETT, Davidson County
Trans:T20100002594 DEEDTRS
Recvd: 01/13/10 15:35 3 pgs
Fees:18.00 Taxes:425.50
20100113-0003378

**Send Tax Bills To:**
Same

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

**MAP/GROUP/PARCEL: 150-00-0 207.00**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 14, 2004, recorded in Instrument No.20040121-0008001, Register's Office for Davidson County, Tennessee, **Robert L. Miller and wife, Frances Jane Miller**, conveyed to David F. Cannon, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 23, 2009, and recorded in Instrument No.20091125-0108213, Register's Office for 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 25 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in ***The Davidson AM***, an edition 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 December 11, December 18, and December 25, 2009, stating that on Monday, January 4, 2010, at 12:00 Noon in the hallway outside the entrance to the Davidson County Register of Deeds which is located inside the Nashville Arena, formerly known as the Sommet Center, 501 Broadway, Nashville, Davidson County, 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, did appear and announced that said foreclosure sale was being postponed until Friday, January 8, 2010 at 12:00 Noon at the same location; and

WHEREAS, on January 8, 2010 at 12:00 Noon I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to MAXWELL W. RITTER, his heirs and assigns for $115,000.00, 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 **MAXWELL W. RITTER,** (hereinafter referred to as Grantee), his heirs and assigns, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of a subdivision of a part of the Berry Boyd Dobson property, of record in Book 5190, page 345, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

DEED REFERENCE:
BEING the same property conveyed to Robert L. Miller by deed from Maxwell W. Ritter of record in Instrument No.20040121-0008000, Register's Office for Davidson County, Tennessee.

MAP/PARCEL: 150-00-0 207.00
PROPERTY ADDRESS: 3131 Anderson Road, Antioch, TN 37217 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 12th day of January, 2010.

**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 12th day of January, 2010.

Kay E. Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn before me, this 12th day of January, 2010.

Kay E. Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-2010

File #68848